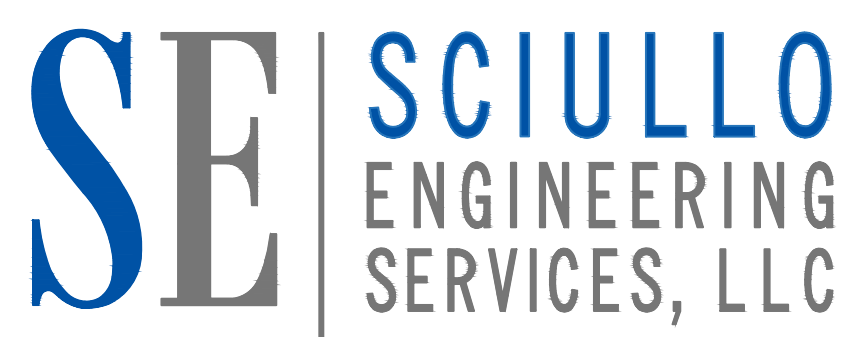


MINOR SITE PLAN



TAMBRE, LLC

PREPARED BY:



137 S. NEW YORK AVENUE, SUITE 201
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.sciulloengineering.com

APPLICANT'S INTENT

APPLICANT INTENDS TO RENOVATE THE EXISTING RESTAURANT SPACE ON THE 1ST & 2ND FLOORS OF THE EXISTING BUILDING ON THE SUBJECT SITE TO BE A CLASS 5 CANNABIS RETAIL DISPENSARY ON THE 1ST FLOOR & CANNABIS CONSUMPTION LOUNGE ON THE 2ND FLOOR. THE EXISTING 3RD FLOOR OFFICE SPACE WILL REMAIN OFFICE SPACE. NO SITE IMPROVEMENTS ARE PROPOSED, BUT SIGNAGE WILL BE REPLACED TO IDENTIFY THE PROPOSED USE. NO INCREASE IN SIGN AREA OR QUANTITY IS PROPOSED & SIGNAGE STRUCTURES WILL REMAIN & BE REPAIRED.

ALL DOCUMENTS PREPARED BY SOULLIO ENGINEERING SERVICES, LLC, ARE INSTRUMENTS OF SERVICE. THE PROBLEMS IDENTIFIED OR PRESENTED BY ANY PROJECT FOR REUSE BY OWNER, TO OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT FOR REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SOULLIO ENGINEERING SERVICES, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE OWNERS SOLE RISK AND WITHOUT LIABILITY. SOULLIO ENGINEERING SERVICES, LLC DOES NOT WARRANT, REPRESENT, OR GUARANTEE THE ACCURACY, COMPLETENESS, AND HOLD-HARMLESS SOULLIO ENGINEERING SERVICES, LLC FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246C04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33JL00628400

3

SE | **SCIULLO**
ENGINEERING
SERVICES LLC

137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
www.scullbengineering.com

www.irs.gov/efile

SHEET INDEX		
SHEET NO.	DWG. NO.	SHEET TITLE
1 OF 3	C0001	COVER SHEET
2 OF 3	C0002	200 FT OWNERS LIST
3 OF 3	C0101	SITE PLAN

Approved by Resolution # _____ Dated: _____

CRDA PLANNER _____ DATE _____

CRDA Engineer _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

DATE	1	INITIAL SUBMISSION ISSUE NO.	LAT BY APPR.	JTS
05/01/2024				

PROJECT NO. TAM 002.01		DRAWING NO. C0001
SCALE AS SHOWN	SHEET 1 OF 3	

UTILITIES

THIS IS A LIST OF UTILITY COMPANIES THAT SERVICE THE CITY OF ATLANTIC CITY. PLEASE NOTIFY ALL ENTITIES LISTED AT LEAST TEN (10) DAYS IN ADVANCE OF THE PUBLIC HEARING.

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
Attn: India Still
P.O. Box 117
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
india@acmun.org

ATLANTIC CITY SEWERAGE COMPANY
Attn: Dan Krasniakski - (609) 345-0131
1200 Atlantic City
Suite 300
Atlantic City, New Jersey 08401
dckrasniak@acsewer.com

ATLANTIC COUNTY UTILITIES AUTHORITY
Attn: Matthew DeNafio
P.O. Box 996
Pleasantville, New Jersey 08232-0996
(609) 272-4950
mde@acuas.com

ATLANTIC CITY ELECTRIC
Attn: Mr. Gregory Brubaker, Jr. (Senior Manager of Strategic Planning)
7542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY
Atlantic Division Attn: Britana Dirks
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996
(609) 645-2690
bdirks@njatlantic.com

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246E04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400

isciullo@sciulloengineering.com

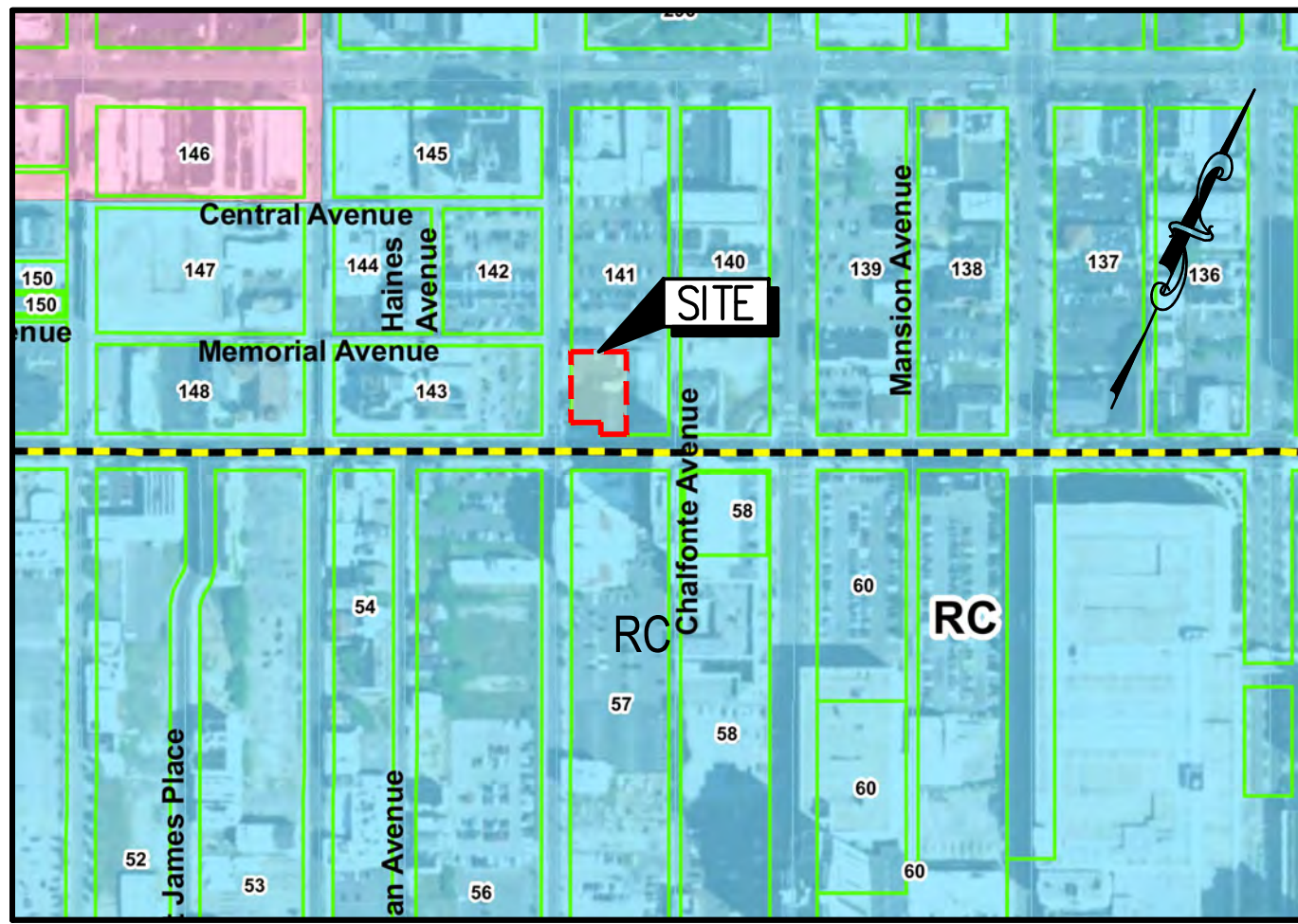
137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171

www.scienceonline.com

200 FT OWNERS LIST

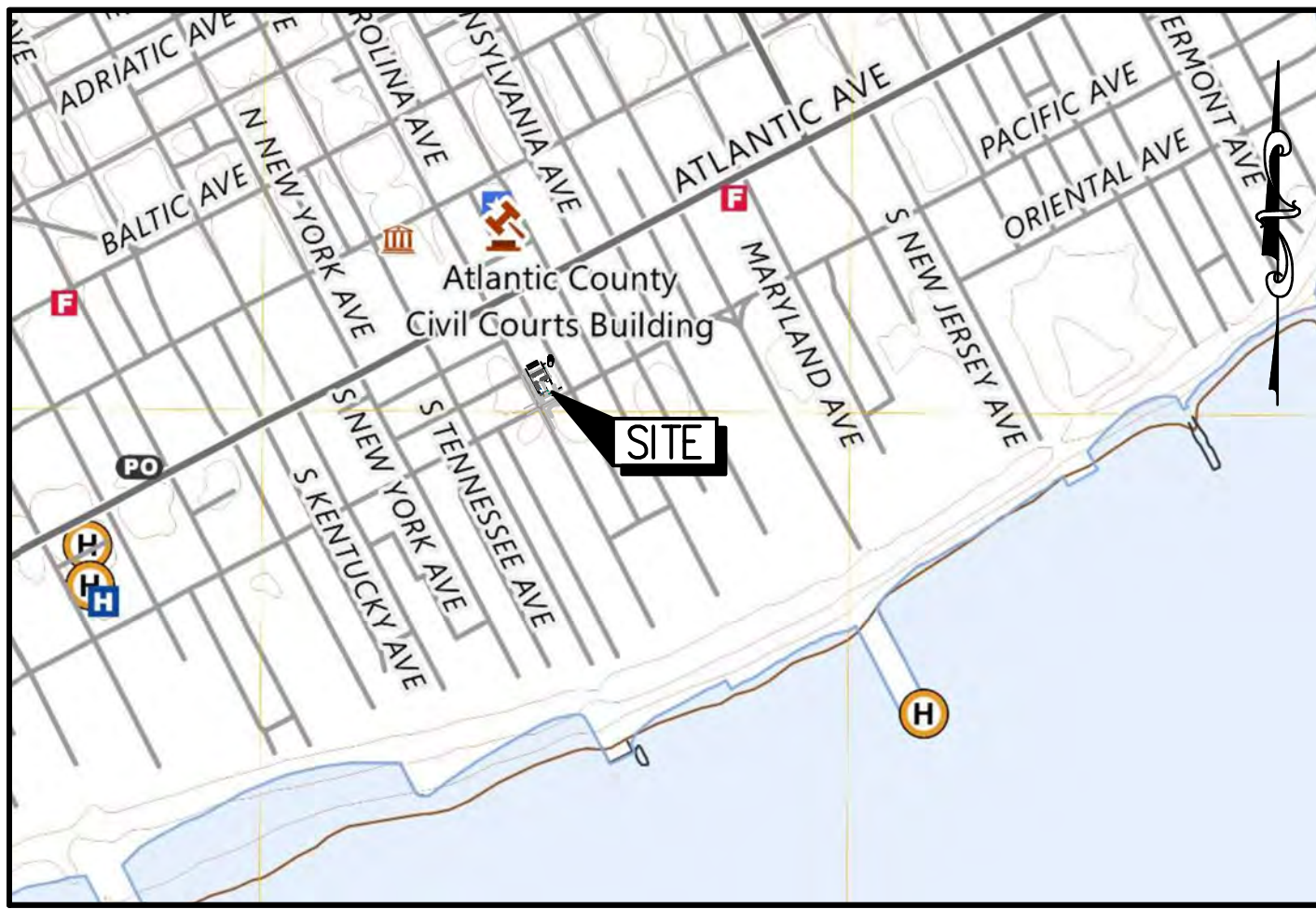
TAMBRE, LLC
1700 HIGHWAY 34
EARMINGDALE, NEW JERSEY 07033

PROJECT NO. TAM 002.01		DRAWING NO.		5/10/2024 DATE	1 ISSUE NO.	INITIAL SUBMISSION SUBMISSION/REVISION	LAT BY	ITS APPR.
SCALE N.T.S.	SHEET 2 OF 3	C0002						



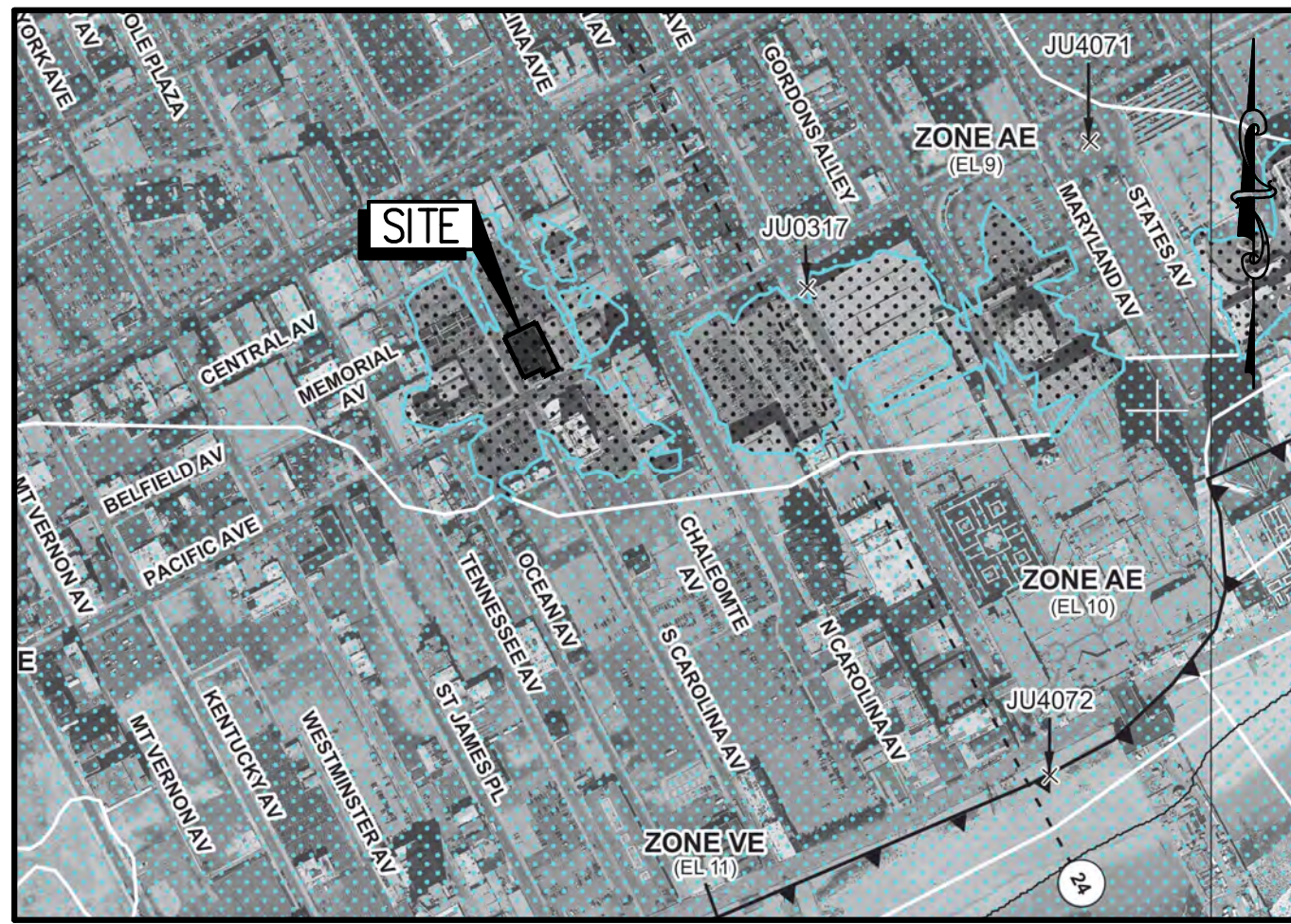
C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'



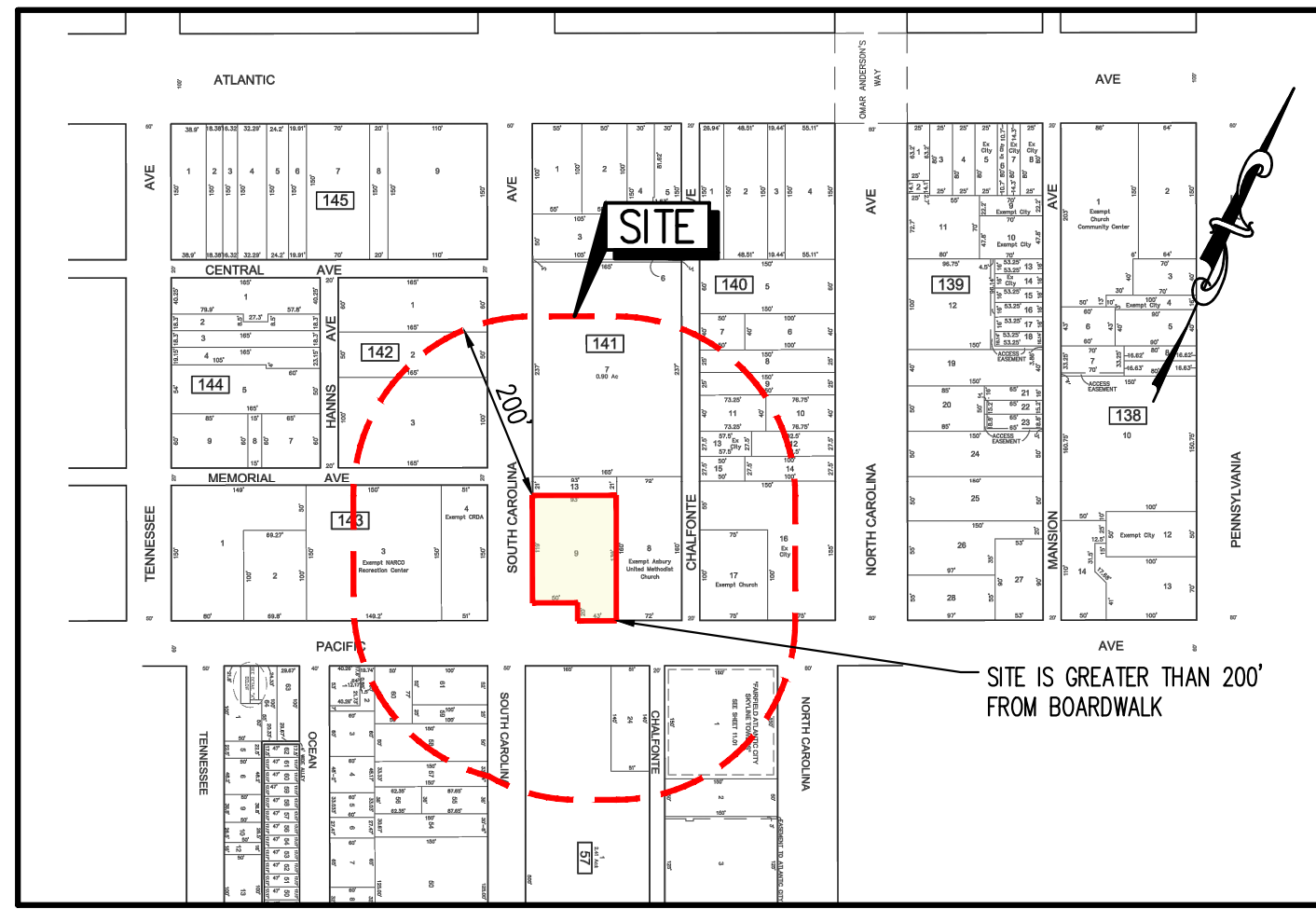
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C04566)

SCALE: 1" = 1,000'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 11)

SCALE: 1" = 200'

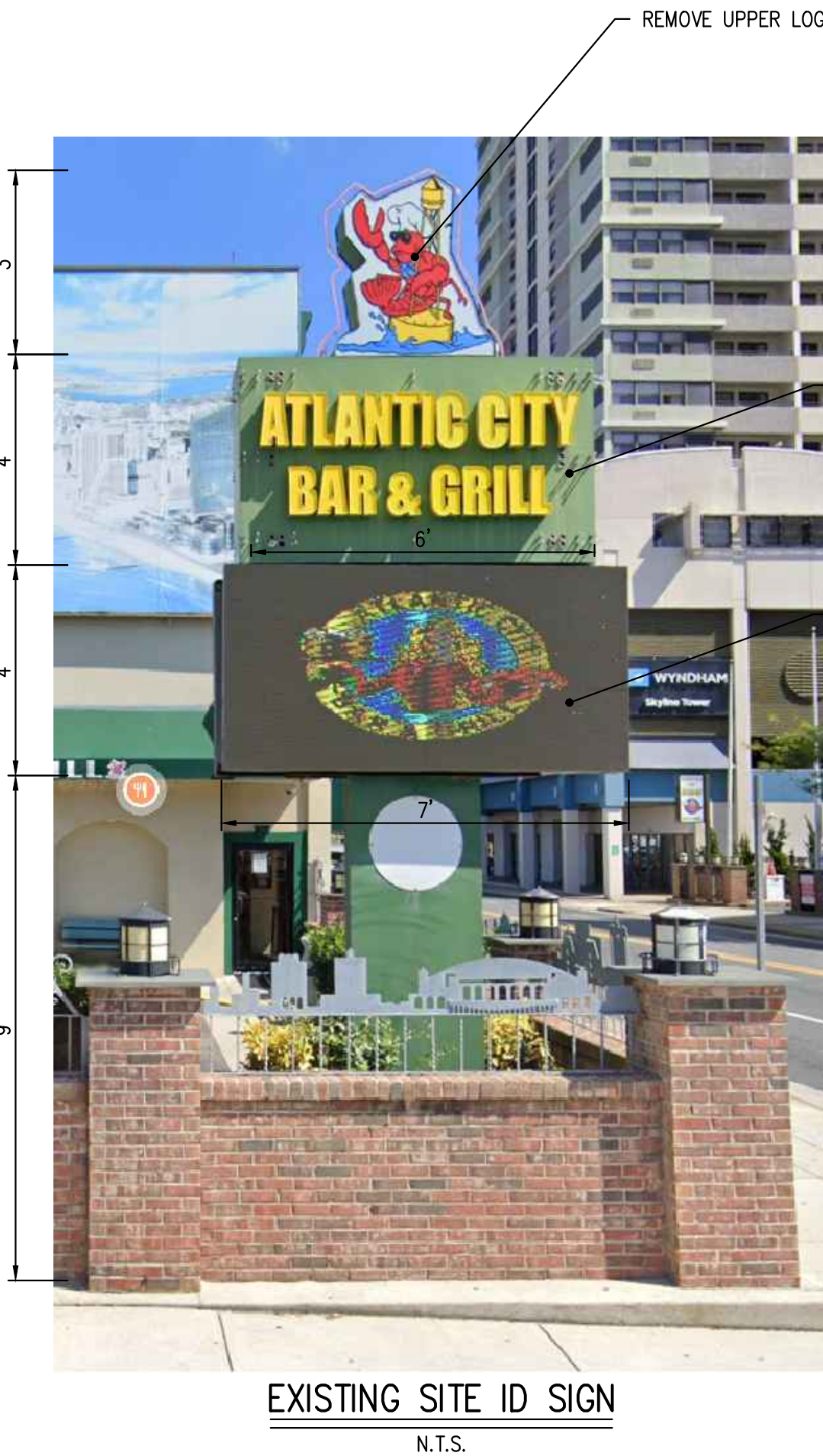
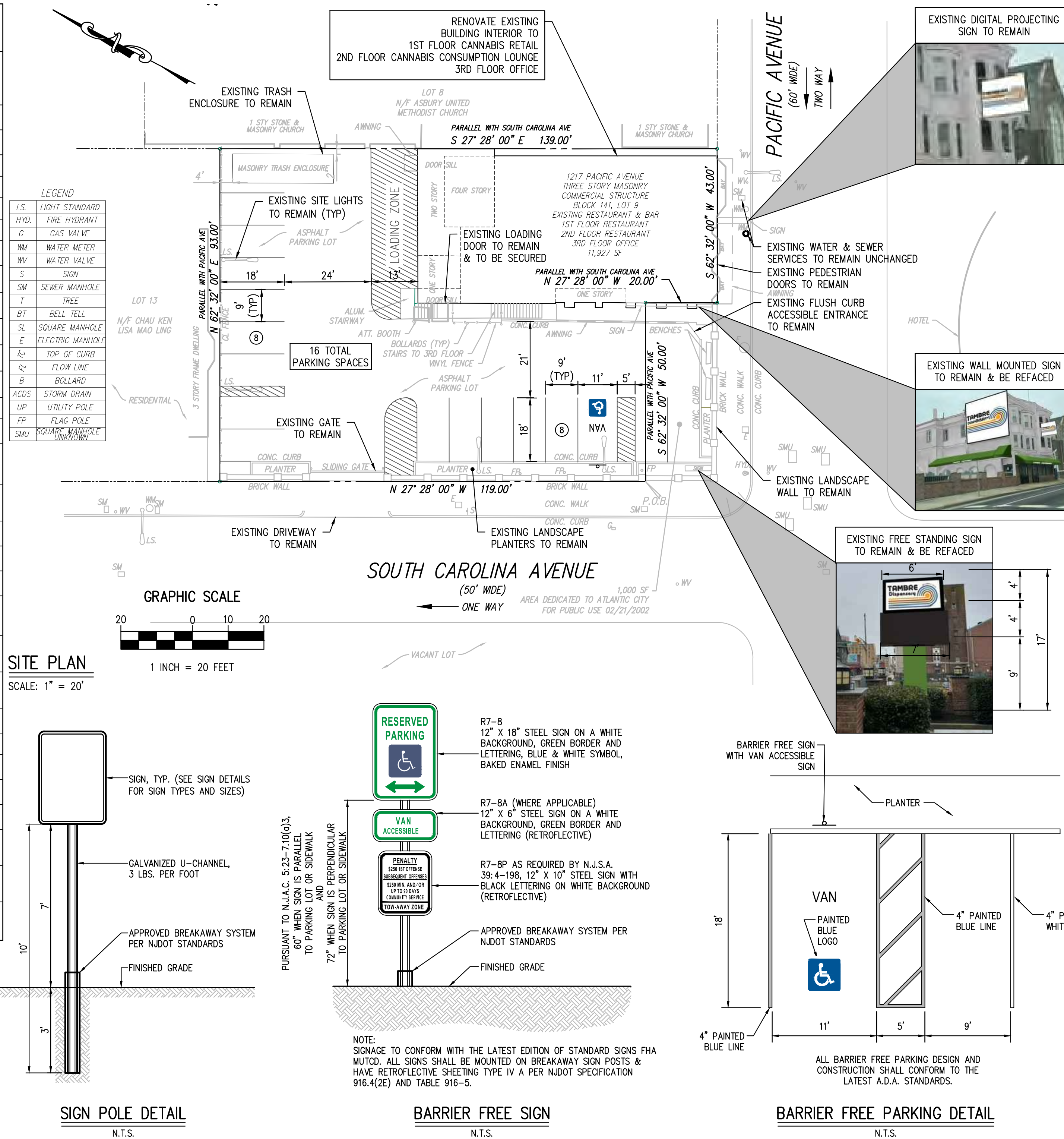
ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION		RC ZONE RESORT COMMERCIAL		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS	
19:66-5.10(a).1.i								
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.1		USE		RETAIL CANNABIS	RESTAURANT	RETAIL CANNABIS & CONSUMPTION LOUNGE	C	
19:66-5.10(g) 1.iv	(1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300 FT ABOVE BFE	48 FT	48 FT	C	
	ACCESSORY STRUCTURE		35 FT ABOVE BFE	12 FT	12 FT	C		
	(2)	MINIMUM LOT AREA		7,500 SF	11,927 SF	11,927 SF	C	
	(3)	MINIMUM LOT DEPTH		150 FT	139 FT	139 FT	ENC	
	(4)	MINIMUM LOT WIDTH		50 FT	93 FT	93 FT	C	
	(5)	MINIMUM LOT FRONTAGE		50 FT	93 FT	39 FT	C	
	(6)	MAXIMUM BUILDING COVERAGE		70%	30%	30%	C	
	(7)	MAXIMUM IMPERVIOUS COVERAGE		80%	96%	96%	ENC	
	(8)	MINIMUM FRONT YARD		0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	C	
	20 FT GREATER THAN 35 FT IN HEIGHT			N/A	N/A	N/A		
(9)	MINIMUM SIDE YARD		0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	C		
20 FT GREATER THAN 35 FT IN HEIGHT			N/A	N/A	N/A			
(10)	MINIMUM REAR YARD		20 FT	N/A	N/A	N/A		
19:66.5.7(j)	3i	MAX. NUMBER OF WALL SIGNS PER FRONTAGE		PACIFIC AVE	2	1	1	C
	SOUTH CAROLINA AVE			2	1	2	C	
	3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS		1	1	1	C	
	3iii	NUMBER OF PROJECTING SIGNS		1	1	1	C	
	3iv	NUMBER OF WINDOW SIGNS		1	0	0	C	
	3v	NUMBER OF BILLBOARD SIGNS		1	0	0	C	
	4i	TOTAL AREA OF ALL SIGNS		25% OF WALL SURFACE PER ELEVATION	< 25% OF FACADE	NO CHANGE	C	
	4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN		650 SF	N/A	N/A	N/A	
	5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT		20 FT	10 FT	10 FT	C	
	5ii	MAX. PROJECTING SIGN HEIGHT		20 FT	20 FT	20 FT	C	
	5iii	MAX. GROUND HEIGHT		5 FT	N/A	N/A	N/A	
	5iv	MAX. POLE SIGN HEIGHT		20 FT	N/A	N/A	N/A	
	5v	MAX. WALL SIGN HEIGHT		ROOFLINE	< ROOFLINE	< ROOFLINE	C	
	5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT		40 FT	N/A	N/A	N/A	
6ii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK		5 FT	N/A	N/A	N/A		
19:66-5.8(b)		PARKING		SEE CALCULATION	17 (79 REQUIRED)	16 (46 REQUIRED)	DNC	
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.2.d.7.g		MAX. SIGNS PER SITE		2	4	4	ENC	

C = CONFORMS
DNC = DOES NOT CONFORM
ENC = EXISTING NON-CONFORMING

PARKING CALCULATION

PURSUANT TO NJAC 19-66-5.8(b), PARKING REQUIRED IS AS FOLLOWS:
EXISTING: 10,000 SF RESTAURANT X 1 SPACE/150 SF + 500 SF OFFICE X 1 SPACE/400 SF = 79 SPACES
PROPOSED: 10,000 SF RETAIL & CONSUMPTION X 1 SPACE/300 SF + 5,000 THE PROJECT REDUCES PARKING DEMAND BY 33 SPACES



GENERAL NOTES

- EXISTING INFORMATION TAKEN FROM PLAN ENTITLED "SURVEY & TOPOGRAPHIC SURVEY, 1217 PACIFIC AVENUE, BLOCK 141, LOT 9, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY" BY DANIEL J. PONZIO SR. COMPANY AND ASSOCIATES PROJECT NO. 02462024-S DATED 4/25/2024; NO REVISIONS.
- CANNABIS WASTE TO BE STORED INSIDE SECURED AREA AS REQUIRED BY CANNABIS REGULATORY COMMISSION REQUIREMENTS.
- SEE ARCHITECTURAL PLANS FOR BUILDING DESIGN.
- EXISTING FEATURES RELATED TO SITE GRADING, LANDSCAPING, LIGHTING & UTILITIES WILL REMAIN IN THEIR EXISTING CONDITION. NO CHANGES TO PAVEMENT AREAS, LANDSCAPING AREAS, SITE LIGHTING OR UTILITIES ARE PROPOSED.
- REFER TO SITE SURVEY FOR EXISTING TOPOGRAPHY & ELEVATIONS, WHICH SATISFIES MINOR SITE PLAN CHECKLIST ITEM 23.
- EXISTING LANDSCAPING IN PLANTERS ON SOUTH & WEST SIDES OF SITE WILL REMAIN & CONTINUE TO BE MAINTAINED IN GOOD CONDITION. THE EXISTENCE OF ADEQUATE LANDSCAPING ON SITE SATISFIES MINOR SITE PLAN CHECKLIST ITEM 24.
- EXISTING SITE LIGHTING, BOTH POLE AND BUILDING MOUNTED, WILL REMAIN AND PROVIDES LIGHTING AT LEVELS SUFFICIENT TO SATISFY NJAC 19-66-7.10, THE EXISTENCE OF ADEQUATE LIGHTING ON SITE SATISFIES MINOR SITE PLAN CHECKLIST ITEM 25.
- EXISTING UTILITY SERVICES WILL REMAIN AS-IS. EXISTING WATER AND SEWER SERVICES TO THE SITE ARE LABELED ON THIS PLAN. THIS SATISFIES MINOR SITE PLAN CHECKLIST ITEM 27.

STATE OF NEW JERSEY
JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246C0438000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400

SCIULLO ENGINEERING SERVICES, LLC
137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
WWW.SCIULLOENGINEERING.COM
NJ CERTIFICATE OF AUTHORIZATION NO. 24C429290700

TAMBRE DISPENSARY & LOUNGE

MINOR SITE PLAN
1217 PACIFIC AVENUE, BLOCK 141, LOT 9
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

TAMBRE, LLC
1700 HIGHWAY 34
FARMINGDALE, NEW JERSEY 07727

PROJECT NO.	DRAWING NO.
TAM 002.01	C0101
SCALE	SHEET
1" = 20'	3 OF 3
DATE	BY
5/10/2024	JTS
ISSUE NO.	DATE
1	5/10/2024
INITIAL SUBMISSION	SUBMISSION/REVISION