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JACK PLACKTER
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Email Address: JPlackter@FoxRothschild.com

April 25, 2024

VIA HAND DELIVERY

Casino Reinvestment Development Authority
Division of Land Use and Regulatory
Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

Re: MR NICE GUYS AC LLC
Block 155, Lot 5

Dear Sir/Madam:

This firm is counsel to MR NICE GUYS AC LLC, relative to their application before the CRDA for Minor Site Plan, Variance and Waiver Approval (the "Application") for property located at 1622 Atlantic Avenue, and designated as Lot 5 of Block 155 on the official tax map of the City of Atlantic City. Enclosed please find the following documents in support of the Application.

1. Check in the amount of \$5,160.00 representing the escrow fee;
2. Check in the amount of \$1,382.00 representing the application fee;
3. Escrow Setup Information;
4. W-9;
5. Certified 200' Property Owner List dated March 4, 2024; and
6. Flash drive containing one (1) copy of the application package.

A Pennsylvania Limited Liability Partnership

California Nevada Colorado New Jersey Delaware New York District of Columbia North Carolina Florida Oklahoma Georgia Pennsylvania Illinois Massachusetts South Carolina Minnesota Texas Missouri Washington



Casino Reinvestment Development Authority
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In addition, please find the following five copies of the following documents in support of the Application, which have been collated into five (5) separate packets:

7. Application for Land Use Approval with Project Narrative; and Exhibit A: Manufacturing, Odor Mitigation, Safety and Security Plans and SOPs for Delivery;
8. Completed Minor Site Plan Checklist;
9. Completed Variance Checklist;
10. Photos of the property;
11. Deed to the Property;
12. Site Plan, consisting of one (1) sheet, prepared by Sciullo Engineering Services, LLC, dated April 1, 2024, last revised April 18, 2024; and
13. Schematic Floor Plan consisting of one (1) sheet, prepared by Vissi Architecture Design, dated November 2, 2023, and last revised April 15, 2024.

The certification of paid taxes has been requested and will be provided upon receipt of same.

Should you require anything further to process the Application, please contact my office. Thank you for your assistance in this matter and do not hesitate to reach out to me with any questions.

Very truly yours,

Jack Plackter
JP/nr



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
Istill@acmua.org

ATLANTIC CITY SEWERAGE COMPANY

Attn: Dan Kwapinski – (609) 345-0131
1200 Atlantic Avenue
Suite 300
Atlantic City, New Jersey 08401
dkwapinski@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY

Attn: Matthew DeNafo
P.O. Box 996
Pleasantville, New Jersey 08232-0996
(609) 272-6950
rdovey@acua.com

ATLANTIC CITY ELECTRIC

Attn: Mr. Gregory Brubaker, PE (Senior Manager of Strategic Planning)
2542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY

Atlantic Division Attn: Briana Dirkes
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996
(609) 645-2690
bdirkes@sjindustries.com



City of Atlantic City

Buffer Report

Highlighted feature(s)

Subject Property (1)

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	155	5	00000	1622 ATLANTIC AVE	KHAN, MOHAMMAD	APT A 1440 DOVER RD	SPARTANBURG, SC	29301	1622 Atlantic Ave, Atlantic City, NJ, 08401

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property.

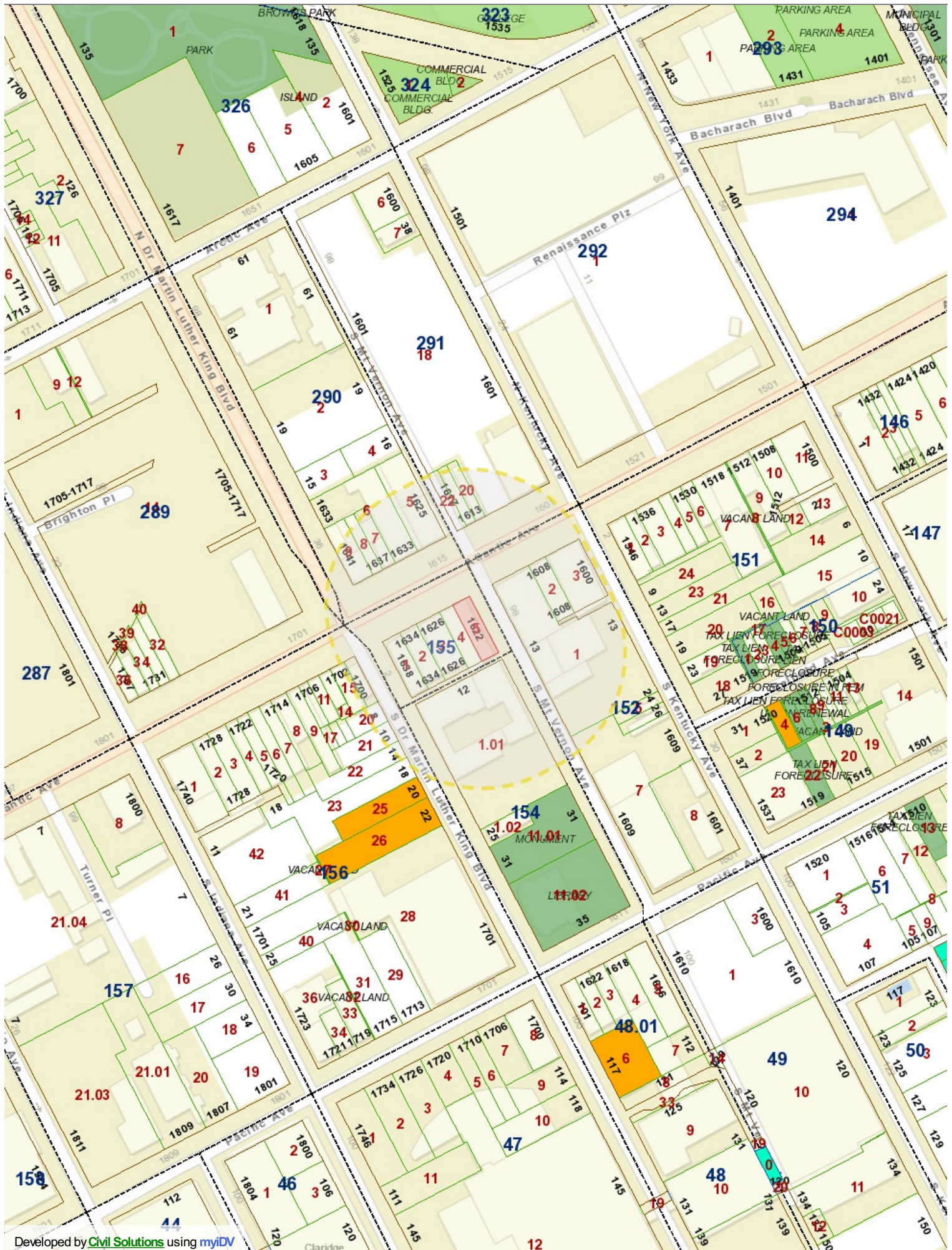
Adjacent Properties (25)

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	152	1	00000	13 S MT VERNON AVE	ST NICHOLAS GREEK ORTHODOX CHURCH	13 S MT VERNON AVE	ATLANTIC CITY, NJ	08401	13 S Mt Vernon Ave, Atlantic City, NJ, 08401
Atlantic City	152	2	00000	1608 ATLANTIC AVE	JACOBSON FAMILY INVESTORS LLC	1000 EASTON RD STE # 105	WYNCOTE, PA	19095	1608 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	152	3	00000	1600 ATLANTIC AVE	PARAMOUNT SHORE PROP LLC	1000 EASTON RD	WYNCOTE, PA	19095	1600 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	152	7	00000	1609 PACIFIC AVE	NJ BELL TELEPHONE C/O DUFF & PHELPS	PO BOX 2749	ADDISON, TX	75001	1609 Pacific Ave, Atlantic City, NJ, 08401
Atlantic City	154	1.01	00000	12 S MT VERNON AVE	SHERWOOD, THOMAS WILLIAM	8832 FRANKFORD AVE	PHILADELPHIA, PA	19136	12 S Mt Vernon Ave, Atlantic City, NJ, 08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	155	1	00000	1638 ATLANTIC AVE	1634 & 168 ATLANTIC AVE LLC	10 SCHALKS CROSSNG RD 161	PLAINSBORO NJ	08536	1638 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	155	2	00000	1634 ATLANTIC AVE	1634 & 168 ATLANTIC AVE LLC	10 SCHALKS CROSSNG RD 161	PLAINSBORO NJ	08536	1634 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	155	3	00000	1626 ATLANTIC AVE	AHMED, SALEH U	4 N SACRAMENTO AVE	VENTNOR, NJ	08406	1626 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	155	4	00000	1624 ATLANTIC AVE	JONUZI, DRITAN & SEFEBINI, BEKIM	42 PUTTERS LN	MAYS LANDING, NJ	08330	1624 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	155	5	00000	1622 ATLANTIC AVE	KHAN, MOHAMMAD	APT A 1440 DOVER RD	SPARTANBURG, SC	29301	1622 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	156	15	00000	1702 ATLANTIC AVE	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	1702 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	156	16	00000	1700 ATLANTIC AVE	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	1700 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	156	20	00000	8 S DR MARTIN LUTHER K	BOARDWALK PIERS 3 LLC	2050 CENTER AVE #400	FORT LEE, NJ	07024	8 S Dr Martin Luther K, Atlantic City, NJ, 08401
Atlantic City	156	21	00000	10 S DR MARTIN LUTHER K	BOARDWALK PIERS 3 LLC	2050 CENTER AVE #400	FORT LEE, NJ	07024	10 S Dr Martin Luther K, Atlantic City, NJ, 08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	156	22	00000	14 S DR MARTIN LUTHER K	BOARDWALK PIERS 3 LLC	2050 CENTER AVE #400	FORT LEE, NJ	07024	14 S Dr Martin Luther K, Atlantic City, NJ, 08401
Atlantic City	156	23	00000	18 S DR MARTIN LUTHER K	BOARDWALK PIERS 3, LLC	2050 CENTNER AVE #400	FORT LEE, NJ	07024	18 S Dr Martin Luther K, Atlantic City, NJ, 08401
Atlantic City	290	5	00000	1625 ATLANTIC AVE	NJ ESTATE,LLC	P.O.BOX 71	E BUNSWICK, NJ	08816	1625 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	290	6	00000	1633 ATLANTIC AVE	RAM KRISHNA, L.L.C.	1633 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	1633 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	290	7	00000	1637 ATLANTIC AVE	1637 ATLANTIC AVE LLC	1637 ATLANTIC AVE	ATLANTIC CITY NJ	08401	1637 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	290	8	00000	1639 ATLANTIC AVE	RAJPUT, RIAZ & TAHIRA	209 SHIRES WAY	EGG HARBOR TWP, NJ	08234	1639 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	290	9	00000	1641 ATLANTIC AVE	HART, AUDREY	2305 KUEHNLE AVE	ATLANTIC CITY, NJ	08401	1641 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	291	18	00000	1601 ATLANTIC AVE	B & S PARTNERS	P.O.BOX 1517	VINELAND, NJ	08362	1601 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	291	20	00000	1613 ATLANTIC AVE	THOMPSON, DENNIS	PO BOX 57	ATLANTIC CITY, NJ	08404	1613 Atlantic Ave, Atlantic City, NJ, 08401

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	291	21	00000	1615 ATLANTIC AVE	NAZ, FALAK	124 BUCHANAN AVE	GALLOWAY, NJ	08205	1615 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	291	22	00000	1617 ATLANTIC AVE	NAZ, FALAK	124 BUCHANAN AVE	GALLOWAY, NJ	08205	1617 Atlantic Ave, Atlantic City, NJ, 08401



City of Atlantic City

LAND USE APPLICATION

City of Atlantic City: (Check where applicable)**AC Planning Division Jurisdiction**

City of Atlantic City Planning Board
1301 Bacharach Boulevard
City Hall-Suite 508
Atlantic City, NJ 08401
609-347-5404

CRDA: (Check where applicable)**NJ CRDA LURED Jurisdiction**

Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401
609-347-0500

To be completed by staff only.

Date Filed _____

Application No. _____

Application Fees: _____

Escrow Deposit _____

Scheduled for:

Review for Completeness _____ Hearing: _____

1. SUBJECT PROPERTY

Location: 1622 Atlantic Avenue

Tax Map	Page 28	Block 155	Lot(s) 5
	Page _____	Block _____	Lot(s) _____
	Page _____	Block _____	Lot(s) _____

Dimensions	Frontage 30 ft	Depth 100 ft	Total Area 3,000 sf
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Zoning District CBD

2. APPLICANT

Name MR NICE GUYS AC LLC

Email damoshome@gmail.com

Address 15501 Brandywine Road, Brandywine, Maryland 20613

Telephone Number 240-772-8715

Applicant is a: Corporation ☒ Partnership ☐ Individual ☐**3. If Owner is other than the applicant, provide the following information on the Owner(s):**

Owner's Name Hookup Promotions LLC

Email _____

Address 740 Pearson Point Place, Annapolis, MD 21401

Telephone Number 240-474-2121

4. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders") [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).

Name	Gregory Wimsatt	Address	740 PEARSON POINT PL, ANNAPOLIS, MD, 21401	Interest	95%
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____
Name	_____	Address	_____	Interest	_____

5. PROPERTY INFORMATION:

Restrictions, covenants, easements, association by-laws, existing or proposed on the property:

Yes [attach copies] _____ No X Proposed _____

Present use of the premises: Retail

Note: All deed restrictions, covenants, easements, association bylaws, existing and proposed must be submitted for review and must be written in easily understandable English in order to be approved.

6. Applicant's Attorney Jack Plackter, Esq., Fox Rothschild
 Email jplackter@foxrothschild.com
 Address 1301 Atlantic Avenue, Midtown Building, Suite 400, Atlantic City, NJ 08401
 Telephone Number 609-348-4515 Direct-609-572-2200
 FAX Number 609-348-6834

7. Applicant's Engineer Jason Sciallo, Sciallo Engineering Services, LLC
 Email jsciullo@sciulloengineering.com
 Address 137 South New York Avenue, Suite 2, Atlantic City, NJ 08401
 Telephone Number 609-300-5171
 FAX Number _____

8. Applicant's Planning Consultant Jason Sciallo, Sciallo Engineering Services, LLC
 Email jsciullo@sciulloengineering.com
 Address 137 South New York Avenue, Suite 2, Atlantic City, NJ 08401
 Telephone Number 609-300-5171
 FAX Number _____

9. Applicant's Traffic Engineer _____
 Email _____
 Address _____
 Telephone Number _____
 FAX Number _____

10. List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name Vissi Architects, Maryanne Vizoco
Field of Expertise Architecture
Email mvisoco@vissi.com
Address 10,000 Lincoln Dr. East, Suite 104, Marlton, NJ 08053
Telephone Number 856-428-8877
FAX Number _____

11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:

SUBDIVISION:

_____ Administrative Review of Minor Subdivision Plan
_____ Administrative Review of Major Subdivision Plan
_____ Minor Subdivision Approval
_____ Major Subdivision Approval [Preliminary]
_____ Major Subdivision Approval [Final]
Number of lots to be created _____ Number of proposed dwelling units _____
(including remainder lot) (if applicable)

SITE PLAN:

_____ Administrative Review of Minor Site Plan
_____ Administrative Review of Major Site Plan
☒ Minor Site Plan Approval
_____ Major Preliminary Site Plan Approval [Phases (if applicable) ____]
_____ Major Final Site Plan Approval [Phases (if applicable) ____]
_____ Amendment or Revision to an Approved Site Plan
Area to be disturbed (square feet) _____
Total number of proposed dwelling units _____
_____ Request for Waiver From Site Plan Review and Approval
Reason for request: _____

MISC:

_____ Administrative Review
_____ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]
_____ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]
☒ Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]
_____ Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]
_____ Variance Relief (use) [N.J.S. 40:55D-70d]
_____ Conditional Use Approval [N.J.S. 40:55D-67]
_____ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]
_____ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] 19:66-5.12(a)1iv(2), (4), (5), (6), (7), (8) and 19:66-5.8(b)(1), 19:66-5.7(j)5v for existing non-conforming conditions.

13. **Waivers Requested** of Development Standards and/or Submission and justification for request.

Requirements: [attach additional pages as needed] see below

14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.

15. **Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:**

[attach pages as needed] See Project Narrative.

16. Is a public water line available? yes

17. Is public sanitary sewer available? yes

18. Does the application propose a well and septic system? no

19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? no

20. Are any off-tract improvements required or proposed? no

21. Is the subdivision to be filed by Deed or Plat? n/a

22. What form of security does the applicant propose to provide as performance and maintenance guarantees? Bond or other payment acceptable to the City.

13. Waivers requested from Minor Site Plan checklist Form #5

Item 24- Landscaping. No site area available for landscaping, no landscaping changes proposed in ROW

Item 25- Lighting Plan. No site area to light.

Item 27- Utility Plan. No changes proposed. All improvements internal.

Item 28- Road and Paving Details. No changes proposed.

Item 32- Cost opinion will be provided as a condition of approval.

Item 34- Performance guarantee. If needed, will provide as a condition of approval.

Item 35- Maintenance guarantee. If needed, will provide as a condition of approval.

Item 36- Inspection Fees. Will provide as a condition of approval.

23. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	_____	<u>X</u>	_____
Atlantic County Health Department	_____	<u>X</u>	_____
Atlantic County Planning Board	_____	<u>X</u>	_____
Atlantic County Soil Conservation Dist.	_____	<u>X</u>	_____
NJ Department of Environmental Protection	_____	<u>X</u>	_____
Sewer Extension Permit	_____	<u>X</u>	_____
Sanitary Sewer Connection Permit	_____	<u>X</u>	_____
Stream Encroachment Permit	_____	<u>X</u>	_____
Waterfront Development Permit	_____	<u>X</u>	_____
Wetlands Permit	_____	<u>X</u>	_____
Tidal Wetlands Permit	_____	<u>X</u>	_____
Potable Water Construction Permit	_____	<u>X</u>	_____
Other	_____	<u>X</u>	_____
NJ Department of Transportation	_____	<u>X</u>	_____
Public Service Electric & Gas Company	_____	<u>X</u>	_____
_____	_____	_____	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
<u>2</u>	<u>Survey by Daniel J. Ponzio Sr. Company and Associates</u>
<u>2</u>	<u>Site Plans by Sciullo Engineering</u>
<u>2</u>	<u>Architectural Plans by Vissi</u>

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:

Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional Reports Requested All

Attorney All

Engineer All

CERTIFICATIONS

27. I Gregory Wimsatt certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

24th day of April, 2024
MARY JENNINGS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/16/2024
NOTARY PUBLIC

Gregory Wimsatt
[Signature]
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this

24th day of April, 2024
MARY JENNINGS
NOTARY PUBLIC
ANNE ARUNDEL COUNTY
MARYLAND
MY COMMISSION EXPIRES 12/16/2024
NOTARY PUBLIC

Gregory Wimsatt
[Signature]
SIGNATURE OF OWNER

29. I understand that the sum of \$ _____ has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

4/24/24
Date

Gregory Wimsatt
[Signature]
SIGNATURE OF APPLICANT

PROJECT NARRATIVE

1622 Atlantic Avenue
MR NICE GUYS AC LLC
Block 155, Lot 5
City of Atlantic City

MR NICE GUYS AC LLC (the “Applicant”) is seeking approval Minor Site Plan, Variance and Waiver Approval from the CRDA to replace the existing retail space at the property located at 1622 Atlantic Avenue, Block 155, Lot 5 in the City of Atlantic City (the "Property") with a cannabis retail dispensary pursuant to a Class 5 cannabis retail license and cannabis manufacturing facility pursuant to a Class 2 cannabis manufacturing license. The Property is located within the Central Business District (CBD) of the CRDA Tourism District. The proposed uses of Class 5 cannabis retail and Class 2 cannabis manufacturing are permitted uses at the Property under the Green Zone Redevelopment Plan.

The Applicant requires the following variance relief related to the existing non-conformities on the Property:

1. To allow no onsite parking, where onsite parking is required;
2. To allow zero parking spaces, where 10 parking spaces are required;
3. To allow a lot area of 3,000 square feet, where 5,000 square feet is required;
4. To allow a lot width of 30 feet, where 50 feet is the minimum required;
5. To allow a lot frontage of 30 feet, where 50 feet is the minimum required;
6. To allow building coverage of 100%, where 30% is the maximum permitted;
7. To allow impervious coverage of 100%, where 80% is the maximum permitted;
8. To allow a front yard setback of 0 feet, where 5 feet is the minimum required; and
9. To allow the height of the wall sign to be greater than the roofline, which is not permitted

The existing non-conformities are not being affected by this application. The variance relief is justified for several reasons. Although there is no parking available at the property, there is street parking available in the immediate vicinity of the Property and the parking garage on New York Avenue, which is five-minute walk away. The variances can be granted without substantial detriment to the public good and without substantial impairment to the intent and purpose of the zone plan and zoning ordinance of the CRDA and Atlantic City.

There is a designated 15-minute loading zone located directly in front of the Property to allow for safe pickups and deliveries. In addition, please see Exhibit A to this Project Narrative, which includes the Manufacturing, Odor Mitigation, Safety and Security Plans and SOPs for Delivery.

Further, the City adopted the Green Zone Redevelopment Plan (the “Redevelopment Plan”) and CRDA approved the plan in March 2023. The proposed use is permitted under the Redevelopment Plan. The purpose of the Redevelopment Plan is to support the revitalization, economic

diversification, and investment of private capital in midtown Atlantic City, which the proposed use will do.

The Project will accomplish several planning and development goals, including:

- Accelerate the infill redevelopment of blighted lots, in an area experiencing a gradual renaissance;
- Private investment to either rent and/or purchase existing vacant commercial/retail space;
- Expand the Atlantic City ratable base;
- Increase pedestrian circulation;
- Reduction in the illegal sale of controlled substances; and
- Increase opportunities for employment of local residents

The site is properly sized for this use and its design is compatible with surrounding uses.

Applicant seeks waiver of items 24, 25, 27 and of the Minor Site Plan Checklist as the Applicant is renovating an existing space and only proposing minimum changes. Applicant further seeks waiver of items 28, 32, 34, 35 and 36, but will provide as a condition of approval if necessary.