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June 5, 2024
31623 40A

Re: Tambre LLC (CRDA Application # 2024-05-3638)
Minor Site Plan with Variances
Completeness Review #1
Block 141, Lot 9
1217 Pacific Avenue
Atlantic City, NJ, 08401

Lance B. Landgraf, Jr., AICP, PP, Director of Planning & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Dear Mr. Landgraf:

A revised / supplemental submittal for the subject application for a Minor Site Plan with Bulk Variances has been received for the subject premise:

Applicant Information

- Applicant: Tambre, LLC
c/o Cheryl McDaniel
1710 Highway 34, Farmingdale
Wall Township, New Jersey 07727
- Owner: Ronald and Gino Garofola
1219 Pacific Avenue
Atlantic City, NJ 08401
- Engineer & Planner: Jason T. Sciallo
Sciallo Engineering Services
137 S. New York Avenue, Suite 2
Atlantic City, NJ, 08401
- Attorney: Jack Plackter, Esquire
1301 Atlantic Avenue
Midtown Building, Suite 400
Atlantic City, NJ 08401-7212

- Architect: Gary Fischer, AIA
Fischer & Associates Architects, Inc.
554 West Ninth Street
Lorain, OH 44052

Revised / Supplemental Documents Submitted

1. Cover Letter, prepared by Jack Plackter, Esquire, Applicant's Attorney, dated May 10, 2024.
2. Land Use Application, including Ownership Disclosure Statement, signed by Cheryl McDaniel, dated May 9, 2024.
3. Project Narrative for Tambre, LLC, 1217 Pacific Avenue, undated, preparer unspecified.
4. Completed CRDA Minor Site Plan Checklist (Form #5), dated May 9, 2024.
5. Completed CRDA 'c' Variance Checklist (Form #12), dated May 9, 2024.
6. Photos of the property, consisting of 2 pages and four photographs.
7. "Corrective Deed", including legal description, dated September 21, 2000.
8. Letter of Support from Atlantic City Mayor Marty Small, Sr., dated April 25, 2024.
9. Standard Operating Procedures for Recordkeeping, undated, preparer unspecified.
10. Standard Operating Procedures for Age Verification, undated, preparer unspecified.
11. Standard Operating Procedures for Waste Disposal and Sanitation, undated, preparer unspecified.
12. Standard Operating Procedures for Inventory Control, Storage, Diversion Prevention, undated, preparer unspecified.
13. Safety and Security Plan, undated, preparer unspecified.
14. Preliminary Architectural Plans Titled "Dispensary Interior Renovation", prepared by Fischer & Associates Architects Inc., dated April 28, 2024 and consisting of the following sheets:
 - a. Sheet G-100 – Floor Plans & Security Diagram
 - b. Sheet G-101 - Elevations
15. "Tambre Dispensary & Lounge Site Plan" prepared by Sciullo Engineering Services, LLC, dated May 10, 2024 and consisting of the following sheets:
 - a. Sheet C0001 – Cover Sheet
 - b. Sheet C0002 – 200' Owners List
 - c. Sheet C0101 – Site Plan
16. "Survey and Topographic Survey", prepared by Daniel J. Ponzio Sr. Company and Associates LLC, dated April 25, 2024.
17. Certified 200' Property Owner List dated April 30, 2024.

The following comments are offered:

A. Project Description and Background

An application submitted by Tambre, LLC is for a proposed Class 5 Cannabis Retailer and a cannabis consumption lounge facility, requiring licensing from the NJ Cannabis Regulatory Commission (CRC) in addition to local licensing and land use approvals.

The proposed development is located within the Resort Commercial (RC) Zoning District and also within the Green Zone Redevelopment Area. The site is located on the northeast corner of Pacific Avenue and South Carolina Avenue, with frontage on both streets. The Applicant proposes to convert the existing

first-floor restaurant and bar of a three-story property into a Class 5 Cannabis Retailer, the second floor into a cannabis consumption lounge facility, and the third floor into ancillary offices.

The proposed site plan illustrates sixteen (16) off-street parking spaces, including one (1) ADA accessible space and a loading/unloading zone. Existing wall-mounted, free-standing and projecting signage is proposed to remain and be re-surfaced to advertise the proposed use.

B. Completeness Review / Submission Waivers Required

1. The applicant has requested submission waivers from Minor Site Plan Checklist (Form # 5) Item Nos. 19, 32, 34, 35, and 36 and has indicated these items will be submitted upon approval, which we find acceptable. Upon review it was determined that submission waivers are also required from Item Nos. 8, 17, 23, 24, and 25. We have no objection to the granting of the requested submission waivers, as many are not applicable. The applicant should submit a title report to provide sufficient information concerning existing deed restrictions and encumbrances. A waiver from Item No. 25 requiring the submission of a Lighting Plan can be waived on the condition that a night light function test is performed by the Applicant to demonstrate compliance with CRDA / City site lighting requirements.
2. Submission Waivers are required from “c” Variance Checklist (Form #12) Item Nos. 17 and 19. Again, the Applicant should submit a title report to provide sufficient information concerning existing deed restrictions and encumbrances as condition of any approval granted.
3. An executed copy of a licensing agreement from the City of Atlantic City to permit the projecting sign and any and all other encumbrances to the City’s rights-of-way along Pacific Avenue and South Carolina Avenue shall be provided as a condition of any approval granted.
4. It is our understanding that the Letter of Support from Mayor Marty Small, dated April 25, 2024 that was submitted by the Applicant satisfies the requirement to provide a Resolution of Support from the City of Atlantic City Governing Body. This does not absolve the Applicant from providing whatever documentation is required from the NJ Cannabis Regulatory Commission to convert their CRC license to the annual license.

At this time, we have no objection to the application being deemed complete and a site plan hearing to be scheduled for an upcoming Land Use Regulation Meeting.

If you require any additional information or have any questions, please contact the undersigned. We are pleased to be of service.

Sincerely yours,



G. Jeffrey Hanson, PE, CME
CRDA Land Use Board Engineering Consultant



David Benedetti, PP, AICP
CRDA Land Use Board Planning Consultant

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Completeness Review #1
June 5, 2024

gjh/djb

Cc: Cheryl McDaniel, Tambre LLC, Email: Cheryl@dsuccess.com
Jack Plackter, Esq., Email jplackter@foxrothschild.com
Jason Sciallo, PE, Email jsciallo@scialloengineering.com
Gary Fischer, AIA, Applicant's Architect, Email: andrea@fischerarch.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney

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