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May 1, 2024
31623 54

Re: Mr. Nice Guys AC, LLC (CRDA Application #2024-02-3592)
Minor Site Plan with Bulk Variances
Completeness Review #1
1622 Atlantic Avenue
Block 155, Lot 5
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:

An Application for a Minor Site Plan with Variances approval has been received for the subject property:

Applicant Information

- Applicant: Mr. Nice Guys AC, LLC
15501 Brandywine Road
Brandywine, MD 20613
- Owner: Hookup Promotions LLC
740 Pearson Place
Annapolis, MD 21401
- Attorney Jack Plackter, Esquire
Fox Rothchild, LLP
13301 Atlantic Avenue
Atlantic City, NJ 08401
- Engineer Jason Sciuлло
Sciuлло Engineering Services, LLC
137 South New York Avenue, Suite 2
Atlantic City, NJ 08401
- Planner Same as Engineer
- Architect: Joseph M. Davidson, AIA
10000 Lincoln Drive East, Suite 104
Marlton, NJ 08053

Documents Submitted

1. Application Cover Letter, prepared by Jack Plackter, Esquire, Applicant’s Attorney, dated April 25, 2024.
2. CRDA City of Atlantic City Land Use Application, dated April 24, 2024.
3. 200-foot Property List, dated March 4, 2024.
4. Project Narrative, 1622 Atlantic Avenue, Mr Nice Guys AC, LLC, undated.
5. Manufacturing Plan, Undated and unsigned.
6. Safety and Security Plan, Undated and unsigned.
7. SOPs for Delivery, Undated and unsigned.
8. SOPs for Cash Management, Undated and unsigned.
9. CRDA Minor Site Plan Checklist (Form #5)
10. CRDA “c” Variance Checklist (Form 12)
11. Site Photographs, Mr. Nice Guys, 1622 Atlantic Avenue, Atlantic City, Consisting of 2 pages, Undated and unsigned.
12. Site Plan titled “Mr. Nice Guys, Minor Site Plan”, prepared by Sciuillo Engineering, dated April 1, 2024, Last revised April 18, 2024.
13. Filed Deed for 1622 Atlantic Avenue, Atlantic City, Consisting of 5 pages, dated June 15, 2022 and Recorded July 14, 2022.
14. “Schematic Floor Plan”, 1 Sheet, prepared by Joseph M. Davidson, AIA, dated November 2, 2023, Last revised April 9, 2024.

A. Project Description and Background

The application was submitted by Mr. Nice Guys NJ, LLC which is a proposed Class 2 Manufacturing and Class 5 Cannabis Retailer and requires licensing from the NJ Cannabis Regulatory Commission (CRC) in addition to appropriate land use approvals. The materials submitted indicate that the Applicant also proposes to contract with a third-party Class 6 license holder to provide home delivery services. The site is located on the southwest corner of Atlantic Avenue and Mt. Vernon Avenue and has a total of zero (0) off-street parking spaces. The Applicant is seeking Minor Site Plan with Bulk Variance approval.

The site is located within the Central Business (CBD) Zoning District and also within the Green Zone Redevelopment Area. The adopted Green Zone Redevelopment Plan permits the proposed Class 2 Manufacturing, Class 5 Cannabis Retailer and Class 6 Cannabis Delivery. Aside from the interior building improvements it appears that building façade and signage improvements are also proposed.

B. Completeness Review / Submission Waivers Required

The Applicant requires submission waivers for the Minor Site Plan Checklist (Form # 5) from the following:

1. Regarding Checklist Item No. 4, the applicant or owner should submit proof that all taxes and assessments are paid.
2. Regarding Checklist Item No. 6, the project Narrative does not address the surrounding uses, testimony / supplemental information should be provided on this subject and an amended written narrative shall be provided.

3. Regarding Checklist Item No. 9, it is not clear who is the owner of the property at 1622 Atlantic Avenue, at a minimum, an ownership disclosure should be provided.
4. Regarding Checklist Item No. 17, this item was listed as not applicable, there is no indication of the nature of any deed restrictions, easements, or covenants recorded or proposed. This information should be provided.
5. Regarding Checklist Item No. 19, this item was listed as not applicable, a Certificate of Occupancy is required from the Construction Official, approval from the Green Zone Architectural Review Standards, and the issuance of the appropriate cannabis license from the City of Atlantic City, among other approvals.
6. Regarding Checklist Item No. 20, a land title survey was not provided. A copy of the survey by Daniel J. Ponzio, Sr. Company and Associates dated 12/21/2023 should be provided.
7. Regarding Checklist Item No. 25, this office recommends this waiver be subject to a night light function test.
8. Regarding Checklist Item No. 29, the applicant should submit a narrative on how waste and recycling will be removed from the site.

We do not have any objection to granting the requested submission waivers for Items Nos. 24, 27, 28, 32, 34, 35, and 36, as these do not apply. However, Item Nos. 4, 6, 9, 17, 19, 20, 25, and 14, should be provided.

BEFORE THE APPLICATION CAN BE DEEMED COMPLETE THE FOLLOWING MUST BE PROVIDED:

1. A copy of a resolution of support from the Governing Body of the City of Atlantic City is required.
2. A security and surveillance plan, illustrating the locations and details of cameras, alarms, and security gates shall be provided.
3. The proposed trash storage and recycling storage called out on the site plan appears to be inadequate in size for the storage / staging of such materials. Additional information demonstrating compliance with the CRDA Rules for trash / recycling storage shall be provided.
4. The application requires a sign computation for the allowable sign area.
5. The Applicant shall seek approval from the City of Atlantic City to utilize the various loading zones on Atlantic Avenue and Mt. Vernon Avenue for loading / unloading of product and cash, delivery driver parking, etc.
6. The application indicates that the Applicant will contract with a third party to provide delivery services to customers, which requires a Class 6 license. Appropriate NJ Cannabis Regulatory licensing / credentials for the delivery service shall be provided. Detailed information should also

be provided illustrating, where the delivery drivers will park, how the delivery drivers will pick up the product, etc.

C. Variance Relief Sought

1. The application submitted indicates that all variances sought are existing non-conforming conditions that are not being exacerbated by the current proposal, however since the character / content of the non-conforming business identification signage is being changed with the current proposal it is our opinion this should be treated as a new “c” variance.

We reserve the right to make further comments as revised submittals are received. If you require any additional information or have any questions, please contact the undersigned.

Sincerely yours,



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



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

Gjh/djb

Cc: Mr. Nice Guys AC, LLC, Email: damoshome@gmail.com
Jack Plackter, Esquire, Applicant’s Attorney, Email: jplackter@foxrothschild.com
Jason Sciuolo, PE, PP, Applicant’s Engineer / Planner, Email: jsciullo@sciulloengineering.com
Maryanne Vizoco, AIA, Applicant’s Architect, Email: mvisoco@vissi.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney