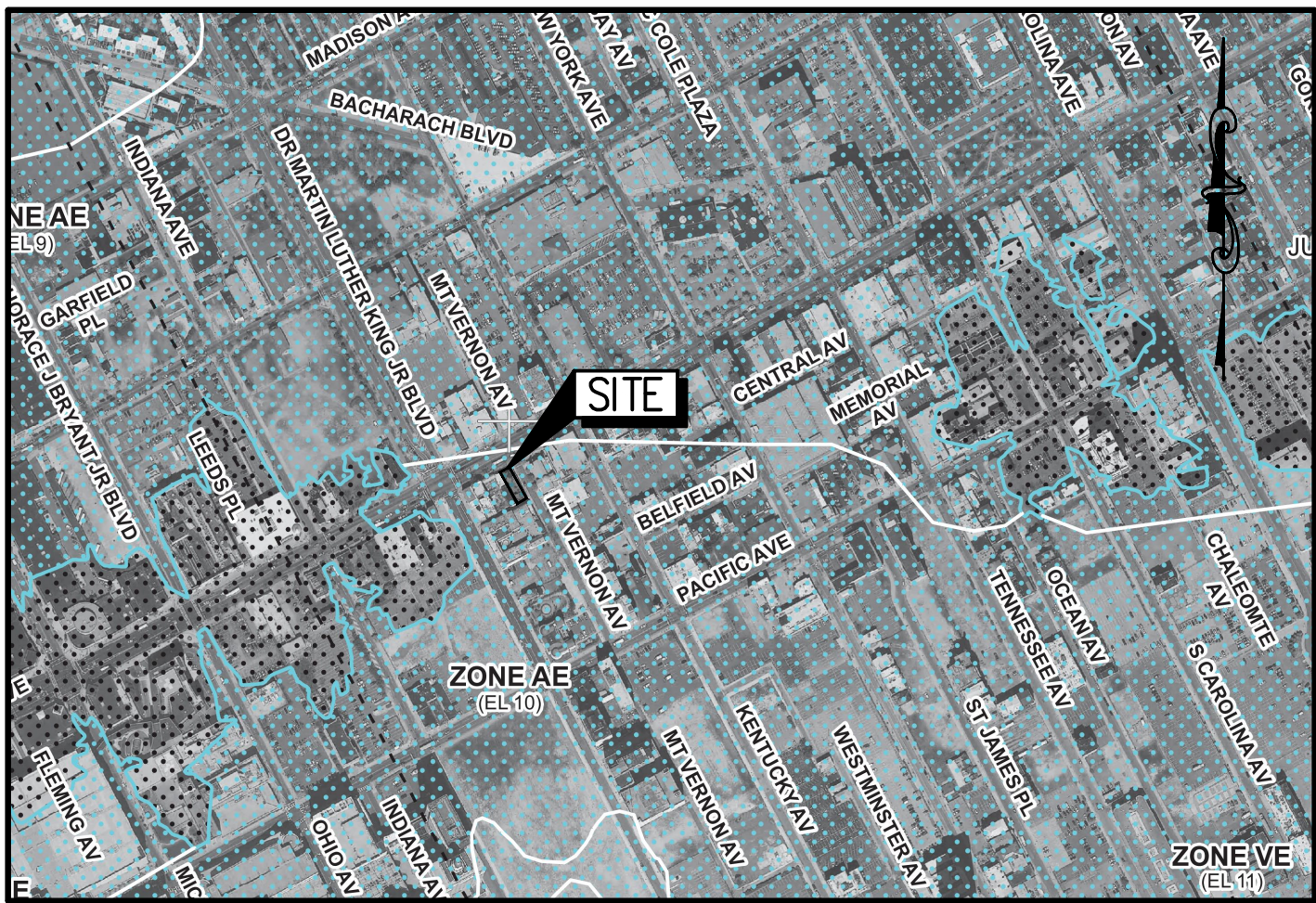
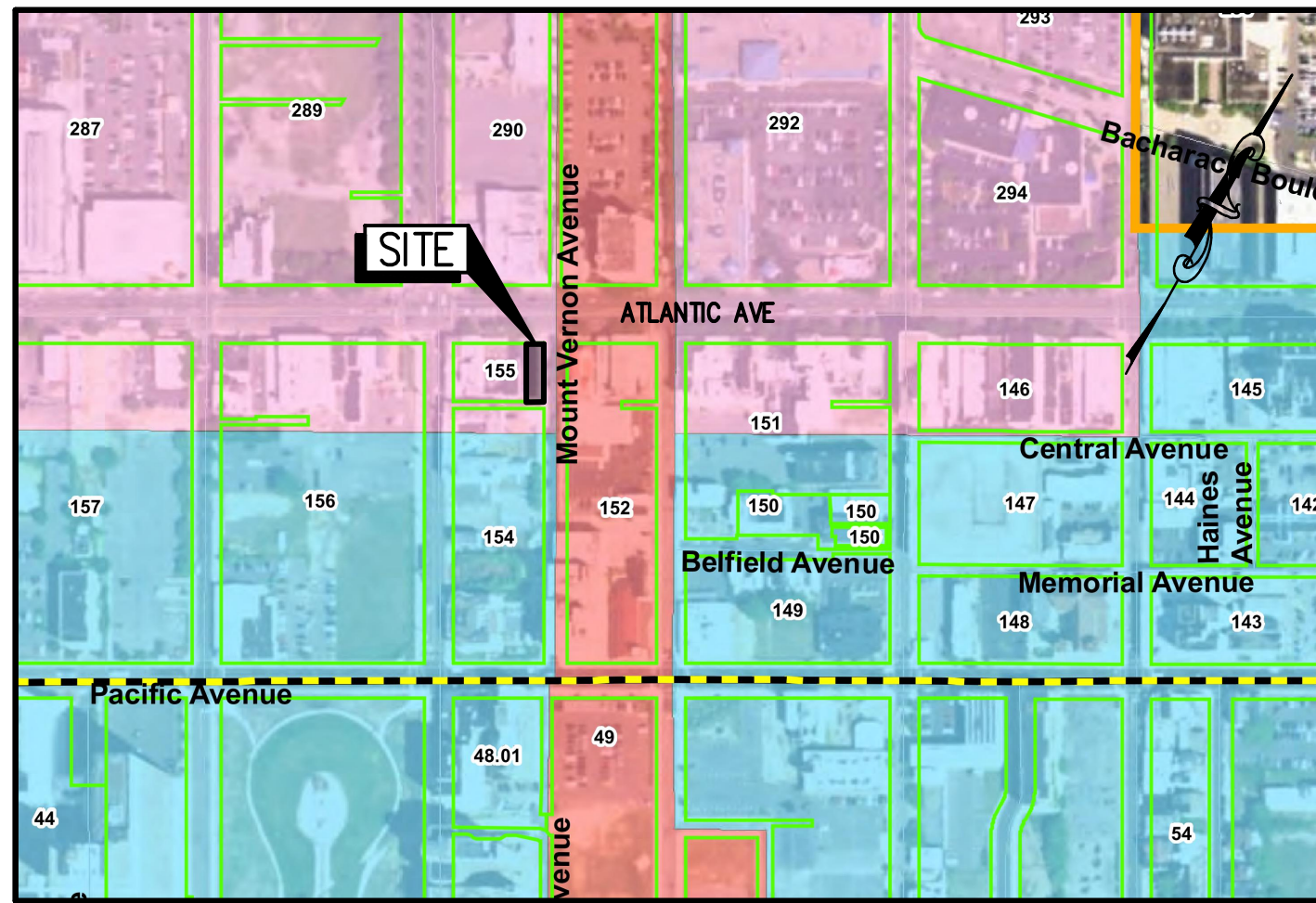


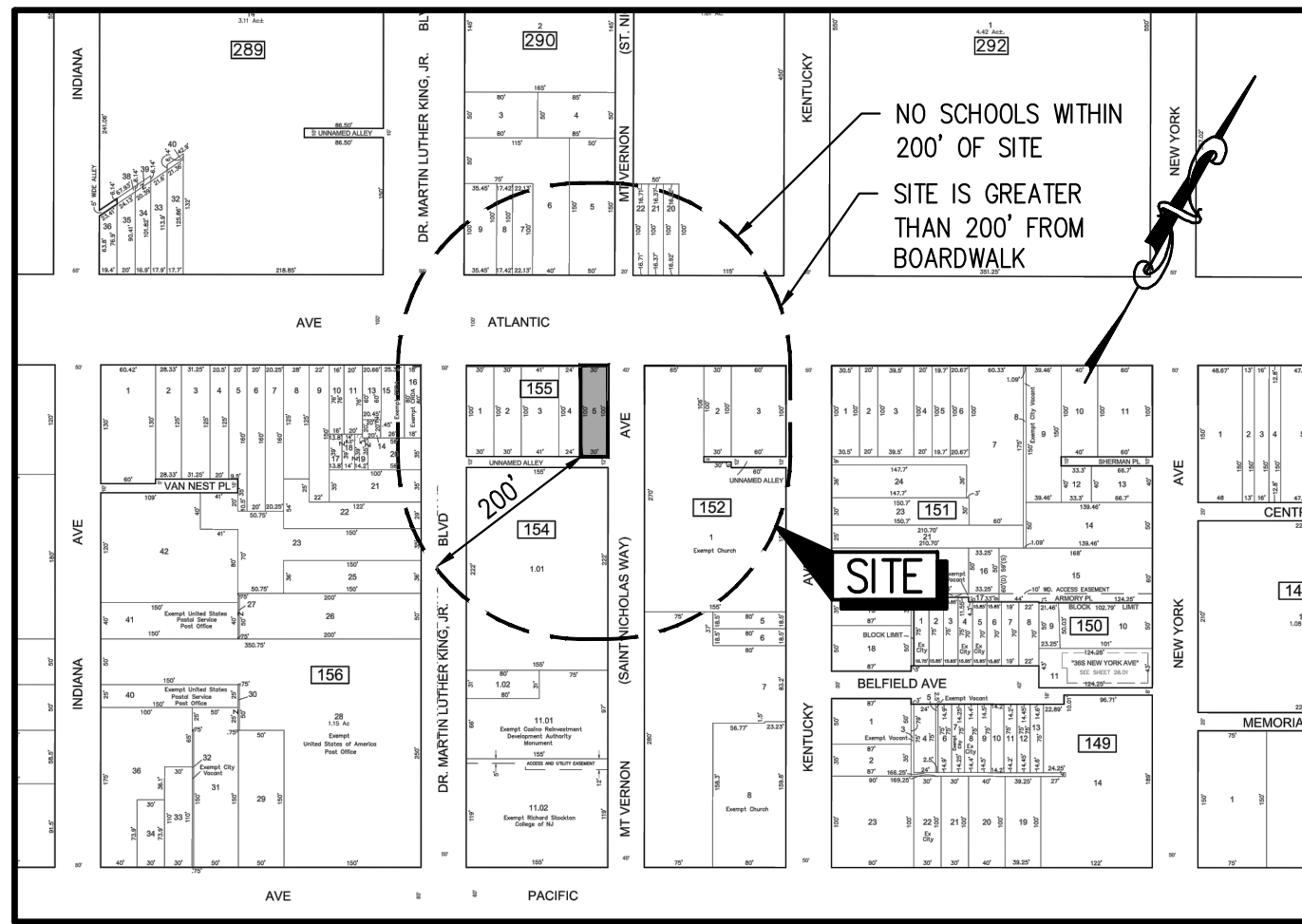
SCALE: 1" = 500'



SCALE: 1" = 500' FEMA DESIGNATION AE (BASE FLOOD ELEVATION 10 NAVD88)



SCALE: 1" = 500'



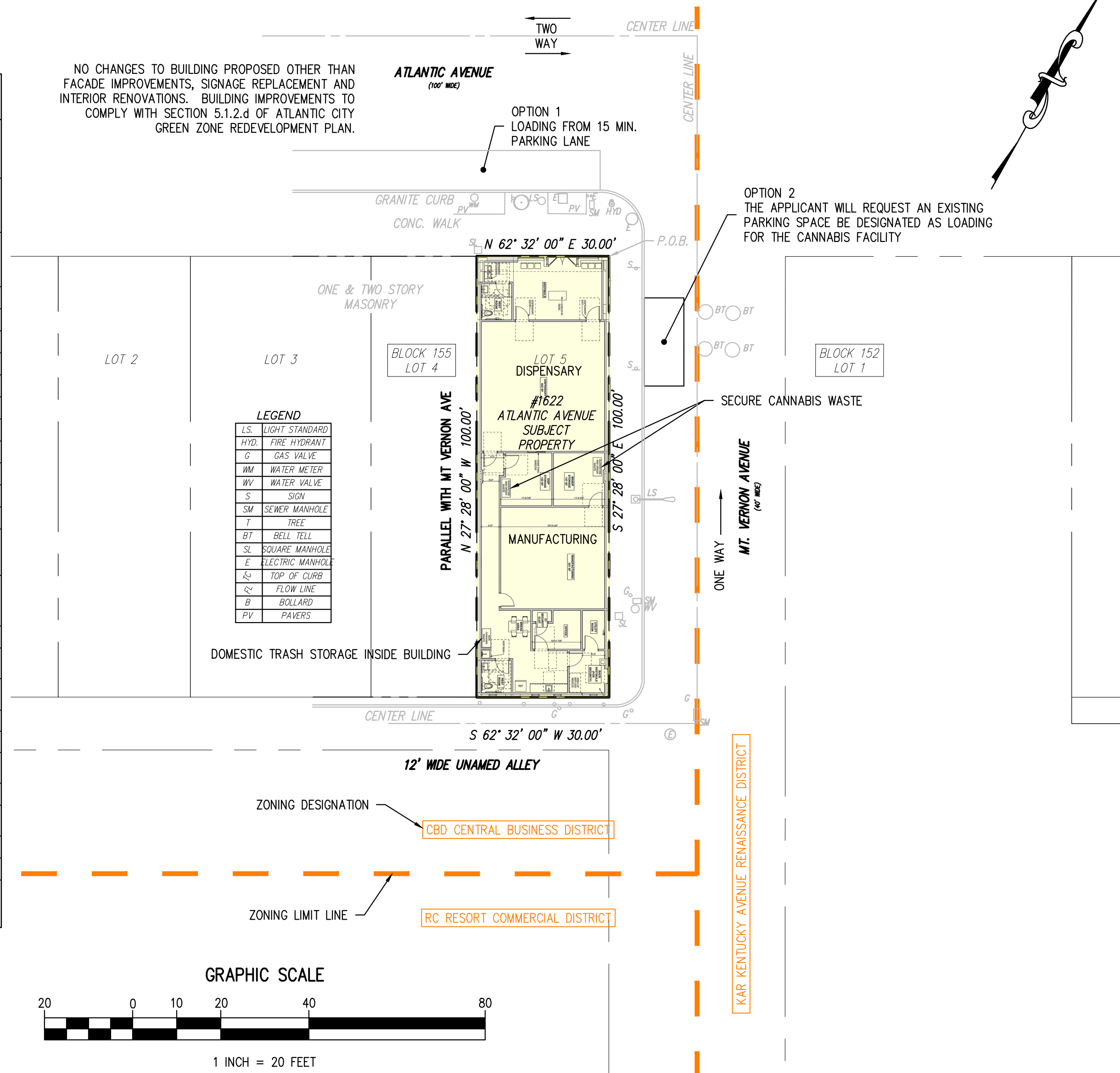
SCALE: 1" = 200'

ORDINANCE SECTION		CBD ZONE CENTRAL BUSINESS DISTRICT		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
ATLANTIC CITY GREEN ZONE REDEVELOPMENT PLAN 5.1.1		USE		CANNABIS RETAIL & MANUFACTURING	RETAIL STORE	CANNABIS RETAIL & MANUFACTURING	C
19:66-5.12(a) 1lv	(1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	65 FT ABOVE BFE	1-STORY, < 65 FT	1-STORY, < 65 FT	C
			ACCESSORY STRUCTURE	35 FT ABOVE BFE	N/A	N/A	N/A
	(2)	MINIMUM LOT AREA		5,000 SF	3,000 SF	3,000 SF	ENC
	(3)	MINIMUM LOT DEPTH		100 FT	100 FT	100 FT	C
	(4)	MINIMUM LOT WIDTH		50 FT	30 FT	30 FT	ENC
	(5)	MINIMUM LOT FRONTAGE		50 FT	30 FT	30 FT	ENC
	(6)	MAXIMUM BUILDING COVERAGE		30%	100%	100%	ENC
	(7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	100%	ENC
	(8)	MINIMUM FRONT YARD		5 FT	0 FT	0 FT	ENC
	(9)	MINIMUM SIDE YARD		0 FT	0 FT	0 FT	C
	(10)	MINIMUM REAR YARD		20 FT	N/A	N/A	N/A
	(11)	FLOOR AREA RATIO		N/A	N/A	N/A	N/A
(12)	MAXIMUM DENSITY		25 DU/A	N/A	N/A	N/A	
19:66-5.8 (b) 1		MINIMUM ONSITE PARKING		1 SPACE/300 SF OF FLOOR AREA = 10 SPACES	0 SPACES	0 SPACES	ENC
19:66-5.8 (c)		MINIMUM ON SITE LOADING		0	0	0	C
19:66-5.7(j)	3i	NUMBER OF WALL SIGNS		2	1	1	C
	3i	NUMBER OF GROUND SIGNS OR POLE SIGNS		1	0	0	N/A
	3ii	NUMBER OF AWNING, CANOPY OR MARQUEE SIGNS		1	0	0	N/A
	3iii	NUMBER OF PROJECTING SIGNS		1	0	0	N/A
	3iv	NUMBER OF WINDOW SIGNS		1	2	0	N/A
	3v	NUMBER OF ELECTRONIC BILLBOARDS		1	0	0	N/A
	4i	TOTAL AREA OF WALL SIGN		25%	< 25%	81 SF (13.3%)	C
	5V	MAX. HEIGHT OF WALL SIGN		ROOFLINE	> ROOFLINE	NO CHANGE	ENC
	6	MIN. WALL SIGN SETBACK		NONE	0 FT	0 FT	C
	7	ILLUMINATION PERMITTED		INTERNAL	INTERNAL	INTERNAL	C
ATLANTIC CITY GREEN ZONE REDEVELOPMENT PLAN 5.1.2.d.7.q		MAX. SIGNS PER SITE		2	3	1	C



Know what's below.
Call before you dig.

1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND THE ACCURACY THEREOF IS NOT THE RESPONSIBILITY OF SOULLO ENGINEERING SERVICES, LLC. IT IS THE RESPONSIBILITY OF THE OWNERS AND/OR CONTRACTOR TO CALL 1-800-272-1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
2. THESE PLANS ARE NOT FOR CONSTRUCTION UNTIL "ISSUED FOR CONSTRUCTION" APPEARS IN THE TITLEBLOCK.



THE APPLICANT INTENDS TO REPURPOSE THE EXISTING BUILDING, FORMERLY ANOTHER RETAIL USE, TO BECOME A CLASS 5 CANNABIS RETAIL FACILITY & CLASS 2 CANNABIS MANUFACTURING FACILITY. THE EXISTING SIGNAGE IS TO BE REPLACED FOR THE NEW BUSINESS.

DATED: 6/28/2023

BLOCK	LOT	PROPERTY LOCATION	OWNER	BLOCK	LOT	PROPERTY LOCATION	OWNER
152	1	13 S MT VERNON AVE	ST NICHOLAS GREEK ORTHODOX CHURCH 13 S MT VERNON AVE ATLANTIC CITY, NJ 08401	265	5	3101 ATLANTIC AVE	JUMBO SUNNY LAUNDRY LLC 234 S FRANKFURT AVE EGG HARBOR CITY, NJ 08215
152	2	1608 ATLANTIC AVE	JACOBSON FAMILY INVESTORS LLC 1000 EASTON RD, STE 105 WYNCOTE, PA 19095	266	1	3015 ATLANTIC AVE	CHELSEA ATL EQUITIES LLC C/O L HEMO 1000 EASTON RD WYNCOTE, PA 19095
152	3	1600 ATLANTIC AVE	PARAMOUNT SHORE PROP LLC 1000 EASTON RD WYNCOTE, PA 19095	266	2	3005 ATLANTIC AVE	CHELSEA ATLANTIC EQUITIES, LLC 1000 EASTON RD WYNCOTE, PA 19095
152	7	1609 PACIFIC AVE	NJ BELL TELEPHONE C/O DUFF & PHELPS PO BOX 2749 ADDISON, TX 75001	266	3	3001 ATLANTIC AVE	MBS ASSOCIATES 8302 OLD YORK ROAD B 51 ELKINS PARK, PA 19027
154	1.01	12 ST MT. VERNON AVE	SHERWOOD, THOMAS WILLIAM 8833 FRANKFURT AVE PHILADELPHIA, PA 19136	267	9	20 N MORRIS AVE	MOONEY, JOHN, MARY, JAMES ET AL 20 N MORRIS AVE ATLANTIC CITY, NJ 08401
155	1	1638 ATLANTIC AVE	1634 & 1638 ATLANTIC AVE LLC 10 SCHALKS CROSSING RD 161 PLAINSBORO, NJ 08536	267	10	18 N MORRIS AVE	APOSTOLOPOULOS, NICHOLAS 18 N MORRIS AVE ATLANTIC CITY, NJ 08401
155	2	1634 ATLANTIC AVE	1637 & 1638 ATLANTIC AVE LLC 10 SCHALKS CROSSING RD PLAINSBORO, NJ 08536	267	11	16 N MORRIS AVE	APOSTOLOPOULOS, C ETUX 16 N MORRIS AVE ATLANTIC CITY, NJ 08401
155	3	1626 ATLANTIC AVE	AHMED, SALEH U 4 N SACRAMENTO AVE VENTNOR, NJ 08406	267	12	14 N MORRIS AVE	NGUYEN, HIEU 708 GRANITE RD BRANDON, FL 33510
155	4	1624 ATLANTIC AVE	JONUZI, DRITAN & SEFEBINI, BEKIM 42 PUTTERS LANE MAYS LANDING, NJ 08330	267	13	12 N MORRIS AVE	WONG, CHONG & ANN 12 N MORRIS AVE ATLANTIC CITY, NJ 08401
155	5	1622 ATLANTIC AVE	KHAN, MOHAMMED APT A, 1440 DORING RD SPARTENBURG, SC 29301	267	14	10 N MORRIS AVE	PHUNG, CHONG 2911 SUGGET AVE ATLANTIC CITY, NJ 08401
156	15	1702 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401	267	15	8 N MORRIS AVE	HEMO, LEOR & JACOBSON, URI 1000 EASTON ROAD, SUITE 105 WYNCOTE, PA 19095
156	16	1700 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401	267	16	3 N CHELSEA AVE	CHELSEA ATLANTIC EQUITIES, LLC 45 E CITY AVE 455 BAG CANYON, PA 19004
156	20	8 S DR. MARTIN LUTHERB	ROBARDWALK PERS LLC KING DR 2050 CENTER AVE #400 FORT LEE, NJ 07024	267	17	7 N CHELSEA AVE	GRALDO, MARIA T 7 N CHELSEA AVE ATLANTIC CITY, NJ 08401
156	21	10 S DR MARTIN LUTHERB	ROBARDWALK PERS LLC KING DR 2050 CENTER AVE #400 FORT LEE, NJ 07024	267	18	9 N CHELSEA AVE	NGUYEN, DAVID & PHAM, ANNA 45 WEST BLACK HORSE EPKKE PLEASANTVILLE, NJ 08232
156	22	14 S DR MARTIN LUTHERB	ROBARDWALK PERS 3 LLC KING DR 2050 CENTER AVE #400 FORT LEE, NJ 07024	267	19	15 N CHELSEA AVE	BELLAPIGNA, LUCIANO & SERAFINA 19 N CHELSEA AVE #2 ATLANTIC CITY, NJ 08401
156	23	18 S DR MARTIN LUTHERB	ROBARDWALK PERS LLC KING DR 2050 CENTER AVE #400 FORT LEE, NJ 07024	267	20	17 N CHELSEA AVE	SPANO, FRANK A APT C 16 N CHELSEA AVE ATLANTIC CITY, NJ 08401
290	5	1625 ATLANTIC AVE	NJ ESTATE LLC PO BOX 71 E BUNSWICK NJ 08816	268	12	7 N MORRIS AVE	YELIN, LAWRENCE & DEANA 6 MILLAGO CT CHERRY HILL, NJ 08003
290	6	1633 ATLANTIC AVE	RAM KRISHNA LLC 1633 ATLANTIC AVE ATLANTIC CITY, NJ 08401	268	13	9 N MORRIS AVE	BERMAN, MYRON C/O SHELLY BERMAN 141 ELTINGVILLE BLVD STATEN ISLAND, NY 10312
290	7	1637 ATLANTIC AVE	1637 ATLANTIC AVE LLC 1637 ATLANTIC AVE ATLANTIC CITY, NJ 08401	268	14	11 N MORRIS AVE	LEONE, AC & RJ DITULLIO & AZ DIT 144 GREENVIEW TERRACE MT LAUREL, NJ 08054
290	8	1639 ATLANTIC AVE	RAJPUT, RIAZ & TAHIRA 209 SHIRES WAY EGG HARBOR TWP, NJ 08234	269	1	2935 ATLANTIC AVE	BANGLADESH PLAZA, LLC 29 N SOVEREIGN AVE ATLANTIC CITY, NJ 08401
290	9	1641 ATLANTIC AVE	HART, AUDREY 2305 KUEHNLE AVE ATLANTIC CITY, NJ 08401	UTILITIES			ATLANTIC COUNTY UTILITIES AUTHORITY ATT: MATTHEW DENAFO PO BOX 996 PLEASANTVILLE, NJ 08232
291	18	1601 ATLANTIC AVE	BAS PARTNETS PO BOX 1517 VINELAND, NJ 08362				
291	20	1613 ATLANTIC AVE	THOMPSON, DENNIS PO BOX 57 ATLANTIC CITY, NJ 08404				
291	21	1615 ATLANTIC AVE	NAZ, FALAK 124 BUCHANAN AVE GALLOWAY, NJ 08205				
291	22	1617 ATLANTIC AVE	NAZ, FALAK 124 BUCHANAN AVE GALLOWAY, NJ 08205				
265	3	3115 ATLANTIC AVE	CORTEZ, EDUARDO 3119 ATLANTIC AVE ATLANTIC CITY, NJ 08401	UTILITIES			ATLANTIC CITY ELECTRIC ATT: GREGORY BRUBAKER 2542 FIRE ROAD EGG HARBOR TOWNSHIP, NJ 08234
265	4	3109 ATLANTIC AVE	CHEN MING ZHEN & MING FENG CHEN 6416 VENDOR AVE, 2ND FL VENTNOR, NJ 08406				
				SOUTH JERSEY GAS COMPANY ATLANTIC DIVISION ATT: BRIANNA DIRKES 111 N. FRANKLIN BLVD PLEASANTVILLE, NJ 08232			

Approved by Resolution # _____	Dated: _____
CRDA PLANNER _____	DATE _____
CRDA Engineer _____	DATE _____
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____	DATE _____
CRDA HEARING OFFICER _____	DATE _____

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JASON T. SCIULLO, P.E., P.P.

PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J100628400



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PHONE: (609) 300-5171

www.scilboengineering.com

NO CERTIFICATE OF NOTIFICATION NO: 210120230700

MR. NICE GUYS

MINOR SITE PLAN
1622 ATLANTIC AVENUE; BLOCK 155, LOT 5
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

MR. NICE GUYS

15501 BRANDYWINE ROAD
BRANDYWINE, MARYLAND 20613

PROJECT NO. MNG 001.	
SCALE 1" = 20'	

DRAWING NO.
C0101