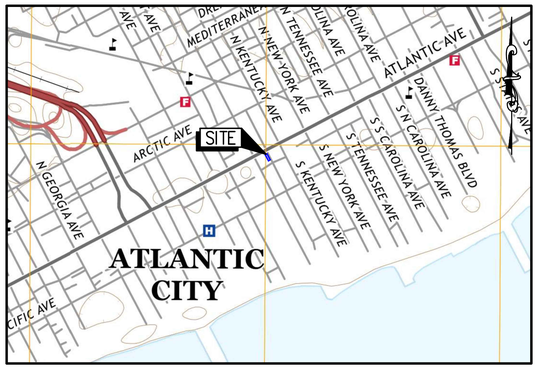
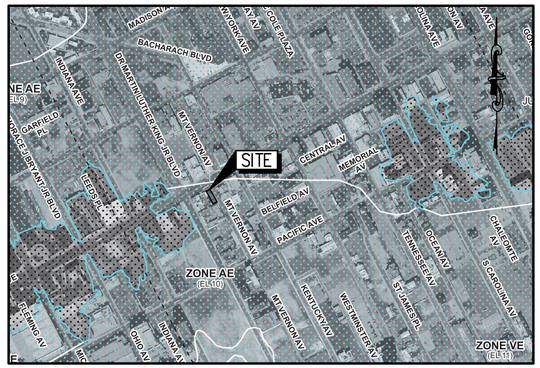
CREATED: ON 10/22/2024, LAST MODIFIED: ON 04/18/2024



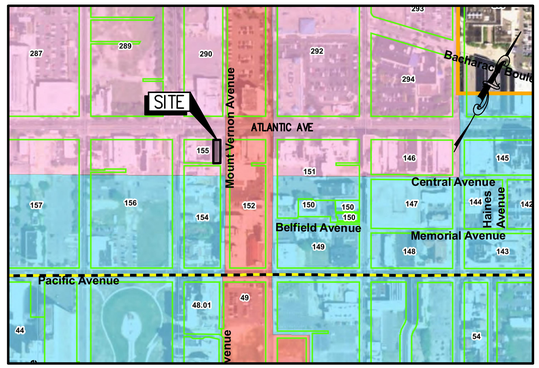
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 500'



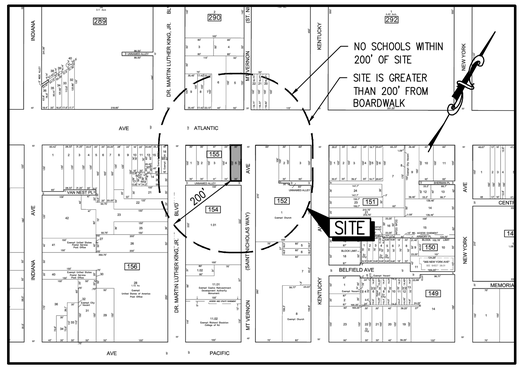
FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

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



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

SCALE: 1" = 500'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEETS 28, 29, 48 & 49)

SCALE: 1" = 200'

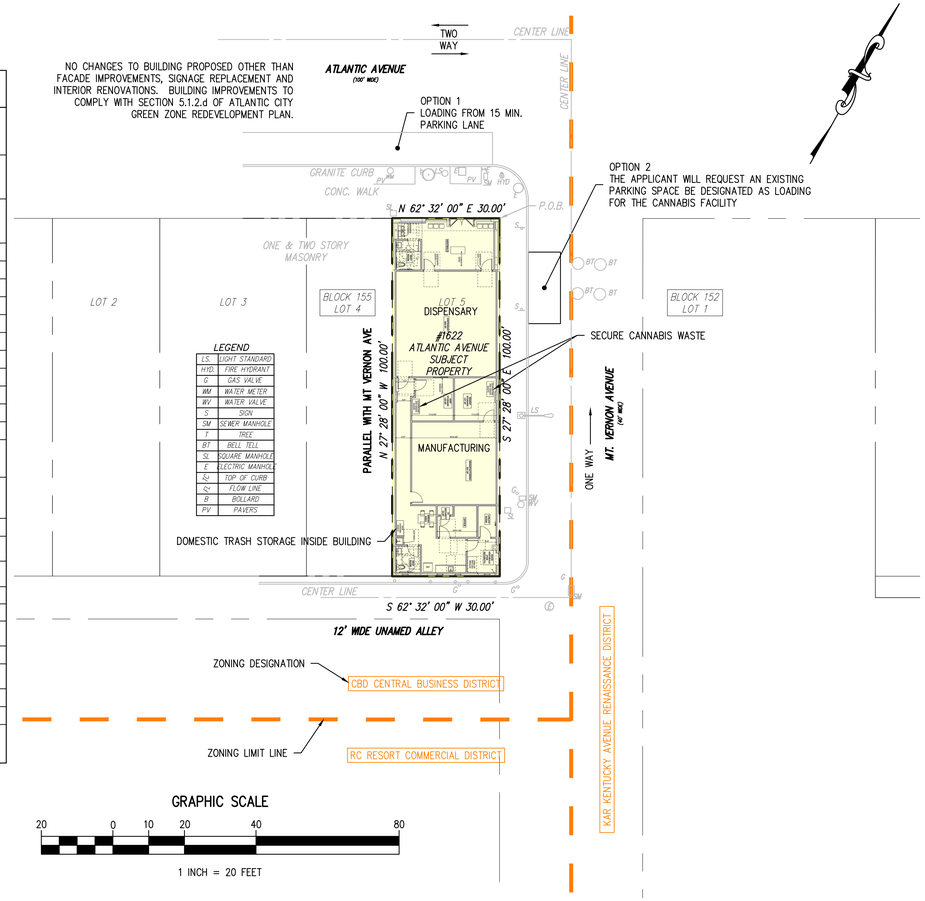
ZONING SCHEDULE

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) iiv	(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)	3ii		NUMBER OF WALL SIGNS	2	1	1	C
	3i		NUMBER OF GROUND SIGNS OR POLE SIGNS	1	0	0	N/A
	3iii		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

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

GENERAL NOTES

1. EXISTING INFORMATION TAKEN FROM PLAN ENTITLED "SURVEY & TOPOGRAPHY OF PREMISES SITUATE: 1622 ATLANTIC AVENUE, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY, BLOCK 155, LOT 5" BY DANIEL J. PONZIO SR. COMPANY AND ASSOCIATES L.L.C., DATED 12/21/2023, PROJECT NO. 0200203



GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 20 FEET

ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

DATED: 6/28/2023

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
152	2	1608 ATLANTIC AVE	JACOBSON FAMILY INVESTORS LLC 1000 EASTON RD, STE 105 WYNCOTE, PA 19095
152	3	1600 ATLANTIC AVE	PARAMOUNT SHORE PROP 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
154	1.01	12 ST MT. VERNON AVE	SHERWOOD, THOMAS WILLIAM 8832 FRANKFORD AVE PHILADELPHIA, PA 19136
155	1	1638 ATLANTIC AVE	1634 & 1638 ATLANTIC AVE LLC 10 SCHALKS CROSSING RD 161 PLAINSBORO, NJ 08536
155	2	1634 ATLANTIC AVE	1637 & 1638 ATLANTIC AVE LLC 10 SCHALKS CROSSING RD PLAINSBORO, NJ 08536
155	3	1626 ATLANTIC AVE	AHMED, SALEH U 4 N SACRAMENTO AVE VENTNOR, NJ 08406
155	4	1624 ATLANTIC AVE	JONUZI, DRITAN & SEFEBINI, BEKIM 42 PUTTERS LANE MAYS LANDING, NJ 08330
155	5	1622 ATLANTIC AVE	KHAN, MOHAMMED APT A, 1440 DOVER RD SPARTENBURG, SC 29301
156	15	1702 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
156	16	1700 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
156	20	8 S DR. MARTIN LUTHER KING DR	BOARDWALK PIERS LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	21	10 S DR MARTIN LUTHER KING DR	BOARDWALK PIERS LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	22	14 S DR MARTIN LUTHER KING DR	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	23	18 S DR MARTIN LUTHER KING DR	BOARDWALK PIERS LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
290	5	1625 ATLANTIC AVE	NJ ESTATE LLC PO BOX 71 E BUNSWICK NJ 08816
290	6	1633 ATLANTIC AVE	RAM KRISHNA LLC 1633 ATLANTIC AVE ATLANTIC CITY, NJ 08401
290	7	1637 ATLANTIC AVE	1637 ATLANTIC AVE LLC 1637 ATLANTIC AVE ATLANTIC CITY, NJ 08401
290	8	1639 ATLANTIC AVE	RAJPUT, RIAZ & TAHIRA 209 SHIRES WAY EGG HARBOR TWP, NJ 08234
290	9	1641 ATLANTIC AVE	HART, AUDREY 2305 KUEHNLE AVE ATLANTIC CITY, NJ 08401
291	18	1601 ATLANTIC AVE	B&S PARTNETS PO BOX 1517 VINELAND, NJ 08362
291	20	1613 ATLANTIC AVE	THMPSON, 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
265	4	3109 ATLANTIC AVE	CHEN MING ZHEN & MING FENG CHEN 6416 VENTNOR AVE, 2ND FL VENTNOR, NJ 08406
265	5	3101 ATLANTIC AVE	JUMBO SUNNY LAUNDRY LLC 234 S FRANKFURT AVE EGG HARBOR CITY, NJ 08215
266	1	3015 ATLANTIC AVE	CHELSEA ATL EQUITIES LLC C/O L HEMO 1000 EASTON RD WYNCOTE, PA 19095
266	2	3005 ATLANTIC AVE	CHELSEA ATLANTIC EQUITIES, LLC 1000 EASTON RD WYNCOTE, PA 19095
266	3	3001 ATLANTIC AVE	MBS ASSOCIATES 8302 OLD YORK ROAD B 51 ELKINS PARK, PA 19027
267	9	20 N MORRIS AVE	MOONEY, JOHN, MARY, JAMES ET AL 20 N MORRIS AVE ATLANTIC CITY, NJ 08401
267	10	18 N MORRIS AVE	APOSTOLOPOULOS, NICHOLAS 18 N MORRIS AVE ATLANTIC CITY, NJ 08401
267	11	16 N MORRIS AVE	APOSTOLOPOULOS, C ETUX 16 N MORRIS AVE ATLANTIC CITY, NJ 08401
267	12	14 N MORRIS AVE	NGUYEN, HIEU 708 GRANITE RD BRANDON, FL 33510
267	13	12 N MORRIS AVE	WONG, CHONG & ANN 12 N MORRIS AVE ATLANTIC CITY, NJ 08401
267	14	10 N MORRIS AVE	PHUNG, CHONG 2911 SUNSET AVE ATLANTIC CITY, NJ 08401
267	15	8 N MORRIS AVE	HEMO, LEOR & JACOBSON, URI 1000 EASTON ROAD, SUITE 105 WYNCOTE, PA 19095
267	16	3 N CHELSEA AVE	CHELSEA ATLANTIC EQUITIES, LLC 45 E CITY AVE 455 BALA CYNWYD, PA 19004
267	17	7 N CHELSEA AVE	GIRALDO, MARIA T 7 N CHELSEA AVE ATLANTIC CITY, NJ 08401
267	18	9 N CHELSEA AVE	NGUYEN, DAVID & PHAM, ANNA 45 WEST BLACK HORS EPIKE PLEASANTVILLE, NJ 08232
267	19	15 N CHELSEA AVE	BELLAPIGNA, LUCIANO & SERAFINA 19 N CHELSEA AVE #2 ATLANTIC CITY, NJ 08401
267	20	17 N CHELSEA AVE	SPANO, FRANK A APT 2 16 N CHELSEA AVE ATLANTIC CITY, NJ 08401
268	12	7 N MORRIS AVE	YELLIN, LAWRENCE & DEANA 6 VILLAGIO CT CHERRY HILL, NJ 08003
268	13	9 N MORRIS AVE	BERMAN, MYRON C/O SHELLY BERMAN 141 ELTINGVILLE BLVD STATEN ISLAND, NY 10312
268	14	11 N MORRIS AVE	LEONE, AC & RJ DITULLIO & AZ DIT 144 GREENVIEW TERRACE MT LAUREL, NJ 08054
269	1	2935 ATLANTIC AVE	BANGLADESH PLAZA, LLC 29 N SOVEREIGN AVE ATLANTIC CITY, NJ 08401

OWNER

KHAN, MOHAMMAD
APT A 1440 DOVER ROAD
SPARTANBURG, SOUTH CAROLINA 29301

APPLICANT

MR. NICE GUYS
15501 BRANDYWINE ROAD
BRANDYWINE, MARYLAND 20613

APPLICANT INTENT

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.

UTILITIES

ACMUA
ATT: INDIA STILL
PO BOX 117
401 N. VIRGINIA AVE
ATLANTIC CITY, NJ 08401

ATLANTIC CITY SEWERAGE COMPANY
ATT: DAN KWAPINSKI
1200 ATLANTIC AVENUE, SUITE 300
ATLANTIC CITY, NJ 08401

SOUTH JERSEY GAS COMPANY
ATLANTIC DIVISION
ATT: BRIANNA DIRKES
111 N. FRANKLIN BLVD
PLEASANTVILLE, NJ 08232

ATLANTIC COUNTY UTILITIES AUTHORITY
ATT: MATTHEW DENAFO
PO BOX 996
PLEASANTVILLE, NJ 08232

ATLANTIC CITY ELECTRIC
ATT: GREGORY BRUBAKER
2542 FIRE ROAD
EGG HARBOR TOWNSHIP, NJ 08234

Approved by Resolution #_____ Dated: _____

CRDA PLANNER _____ DATE _____

CRDA Engineer _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

811 Know what's below. Call before you dig.

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SCIULLO ENGINEERING SERVICES, LLC
137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300-5171
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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28290700

JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33LI00628400
jsciullo@sciullengineering.com

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

ISSUE NO.	DATE	SUBMISSION/REVISION	BY	APPR
2	4/18/2024	CRDA SITE PLAN SUBMISSION	LAT	JTS
1	4/1/2024	INITIAL ISSUE	LAT	JTS

PROJECT NO. MNG 001.01
SCALE 1" = 20'
SHEET 1 OF 1
DRAWING NO. C0101

C:\USERS\LTAYLOR\ONEDRIVE - SCIULLO ENGINEERING SERVICES, LLC\TYLOR TAYLOR - SHARED\PROJECTS\MNG 001.01 1622 ATLANTIC AVE, ACDM\SITE PLAN\SITE.DWG