

# MINOR SITE PLAN



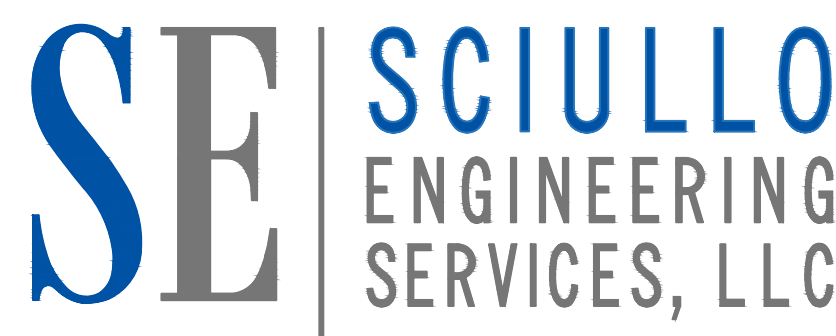
APPLICANT:

# TAMBRE, LLC

1710 HIGHWAY 34  
FARMINGDALE, NEW JERSEY 07727

PREPARED BY:

137 S. NEW YORK AVENUE, SUITE 201  
ATLANTIC CITY, NEW JERSEY 08401  
PHONE: (609) 300-5171  
[www.sciulloengineering.com](http://www.sciulloengineering.com)



### APPLICANT'S INTENT

APPLICANT INTENDS TO RENOVATE THE EXISTING RESTAURANT SPACE ON THE 1ST & 2ND FLOORS OF THE EXISTING BUILDING ON THE SUBJECT SITE TO BE A CLASS 5 CANNABIS RETAIL DISPENSARY ON THE 1ST FLOOR & CANNABIS CONSUMPTION LOUNGE ON THE 2ND FLOOR. THE EXISTING 3RD FLOOR OFFICE SPACE WILL REMAIN OFFICE SPACE. NO SITE IMPROVEMENTS ARE PROPOSED, BUT SIGNAGE WILL BE REPLACED TO IDENTIFY THE PROPOSED USE. NO INCREASE IN SIGN AREA OR QUANTITY IS PROPOSED & SIGNAGE STRUCTURES WILL REMAIN & BE REPAIRED.

ALL DOCUMENTS PREPARED BY SQUILLO ENGINEERING SERVICES, LLC ARE INSTRUMENTS OF SERVICE IN RESPECT TO THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER TO OTHERS OR EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY SQUILLO ENGINEERING SERVICES, LLC MAY BE SPECIFIC TO THE PROJECT AND INTENDED TO BE OWNER-SOLE RISK AND WITHOUT LIABILITY TO SQUILLO ENGINEERING SERVICES, LLC. ANY REUSE OF ANY INSTRUMENTS OF SERVICE, IN WHOLE OR IN PART, WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY SQUILLO ENGINEERING SERVICES, LLC FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING FROM ANY SUCH REUSE.

**JASON T. SCIULLO, P.E., P.P.**  
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 246E04586000  
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33J00628400

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NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28290700

SHEET INDEX		
SHEET NO.	DWG. NO.	SHEET TITLE
1 OF 3	C0001	COVER SHEET
2 OF 3	C0002	200 FT OWNERS LIST
3 OF 3	C0101	SITE PLAN

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

PROJECT NO. TAM 002.01		DRAWING NO. C0001	
SCALE AS SHOWN	SHEET 1 OF 3	DATE 5/10/2024	1 INITIAL SUBMISSION SUBMISSION/REVISION BY APPR.



# UTILITIES

**THIS IS A LIST OF UTILITY COMPANIES THAT SERVE THE CITY OF ATLANTIC CITY. PLEASE NOTIFY ALL ENTRIES LISTED AT LEAST TEN (10) DAYS IN ADVANCE OF THE PUBLIC HEARING.**


**ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY**  
Attn: India Sill  
P.O. Box 117  
401 N. Virginia Avenue  
Atlantic City, New Jersey 08404-0117  
isill@acmuu.org

**ATLANTIC CITY SEWERAGE COMPANY**  
Attn: Dan Kumpinski - (609) 345-0131  
1200 Atlantic Avenue  
Suite 300  
Atlantic City, New Jersey 08401  
dkumpinski@sewerage.com

**ATLANTIC COUNTY UTILITIES AUTHORITY**  
Attn: Matthew DeNafio  
P.O. Box 996  
Pleasantville, New Jersey 08232-0996  
(609) 272-6950  
mdey@acmuu.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 POWER**  
Atlantic Division Attn: Brian Dirksen  
111 N. Franklin Boulevard  
Pleasantville, New Jersey 08232-0996  
(609) 645-2690  
bdirksen@sjepid.com



sciallo@scialloengineering.com

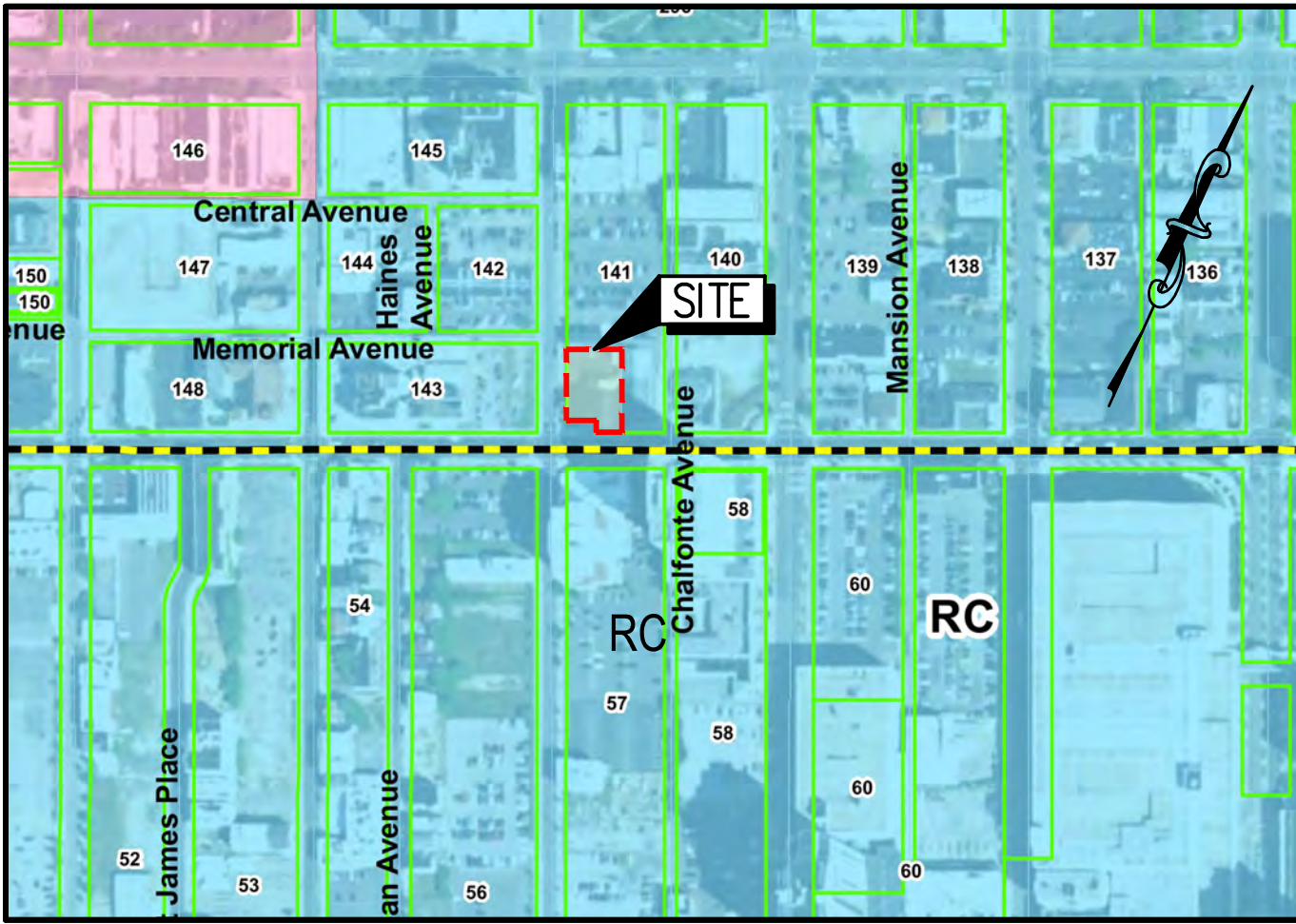
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PHONE: (609) 300-5171  
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## 200 FT OWNERS LIST

**TAMBRE, LLC**  
1700 HIGHWAY 34  
FARMINGDALE, NEW JERSEY 07434

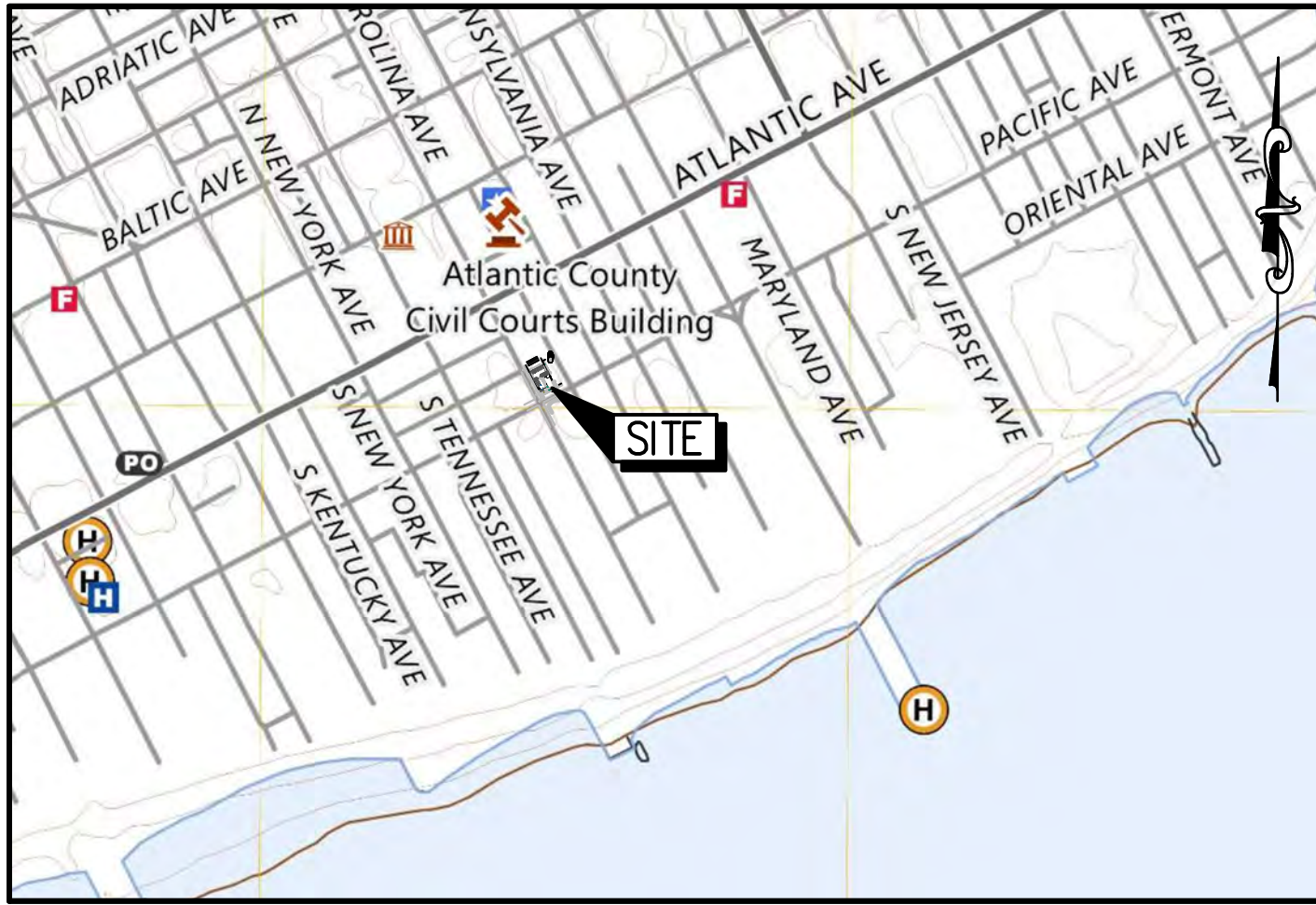
PROJECT NO. TAM 002.01		DRAWING NO.  C0002		5/10/2024	1	INITIAL SUBMISSION SUBMISSION/REVISION	LAT BY	JTS APPR.
				DATE	ISSUE NO.			
SCALE N.T.S.	SHEET 2 OF 3							





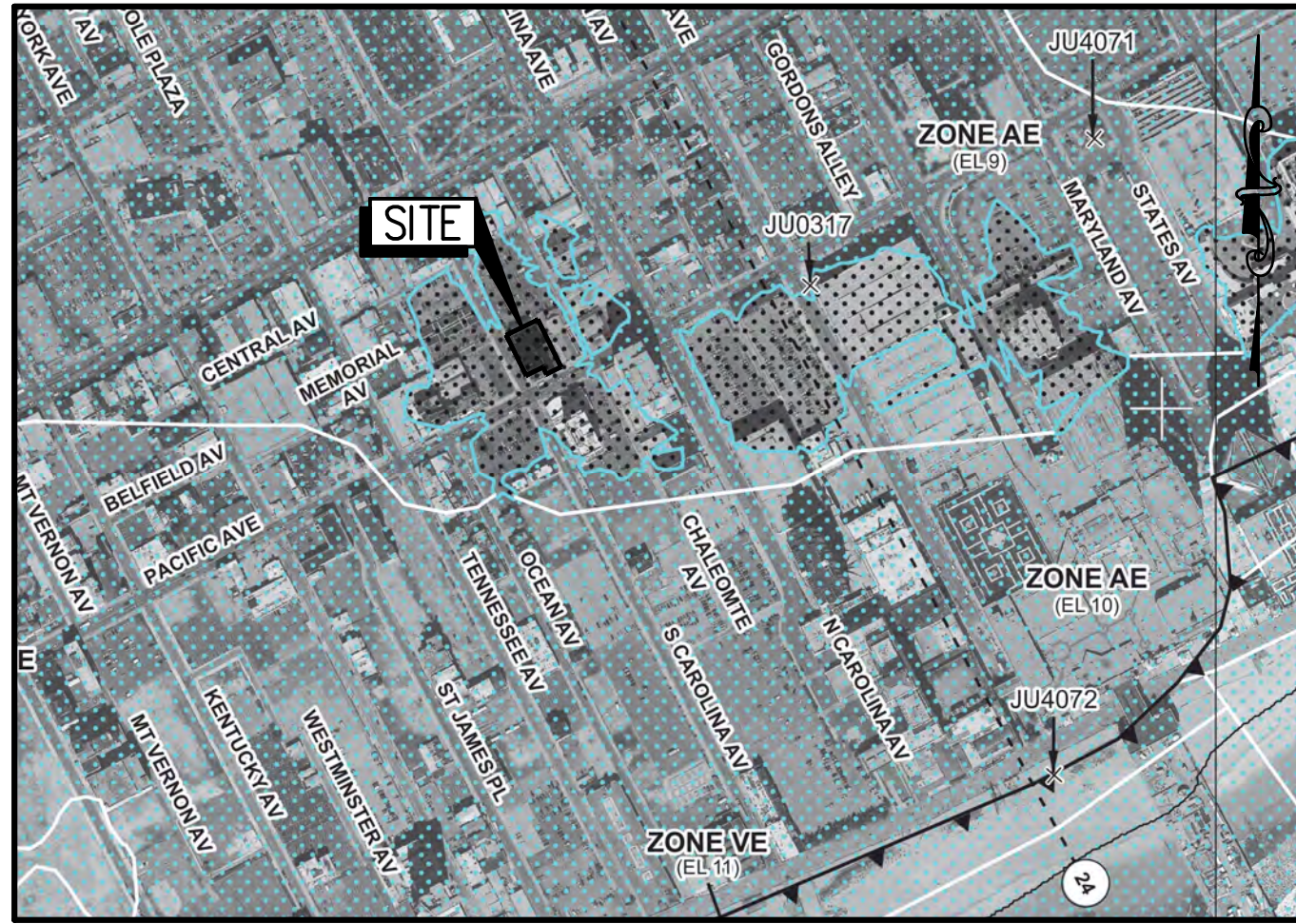
C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'



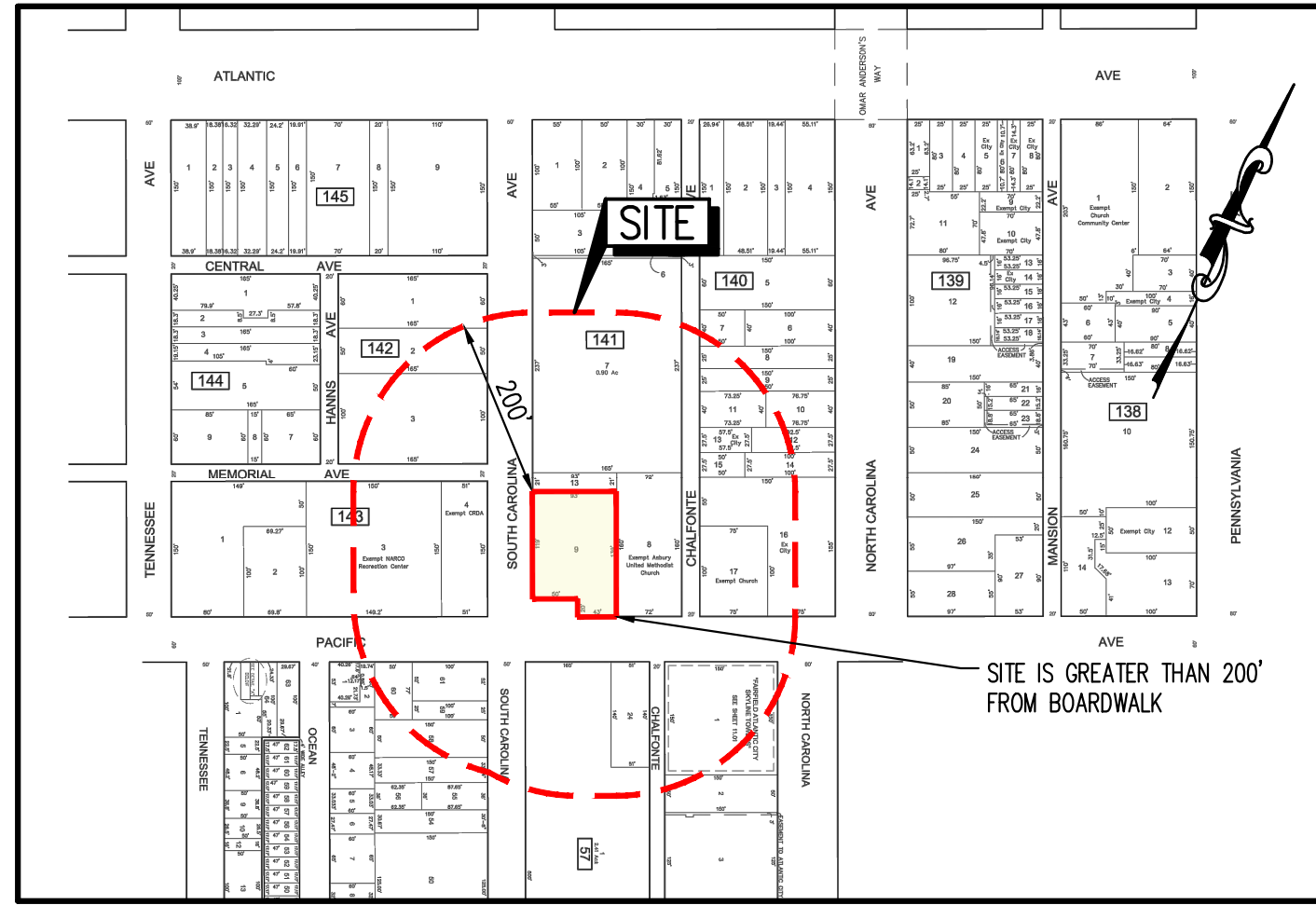
U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C04566)

SCALE: 1" = 1,000'



OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 11)

SCALE: 1" = 200'

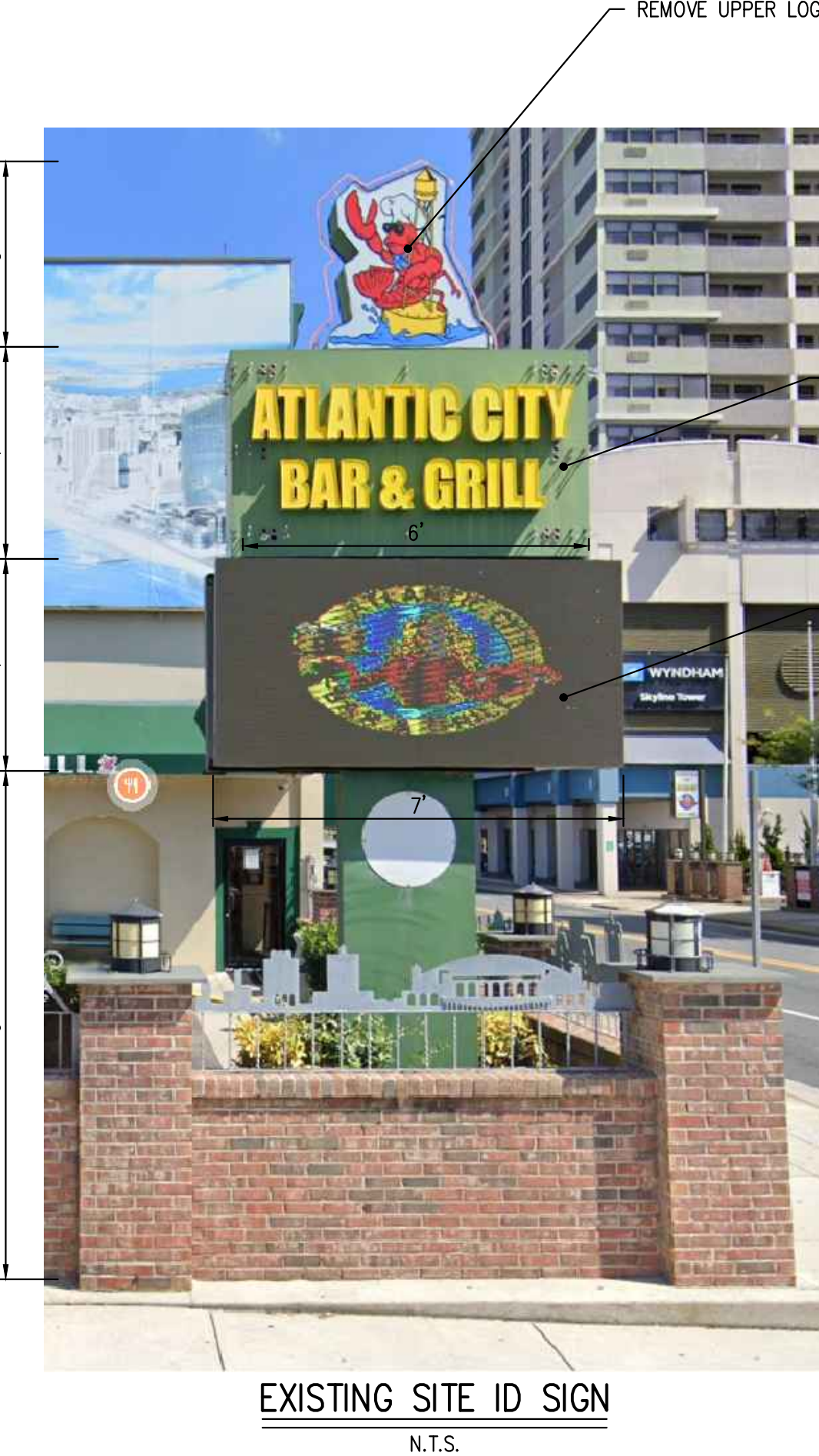
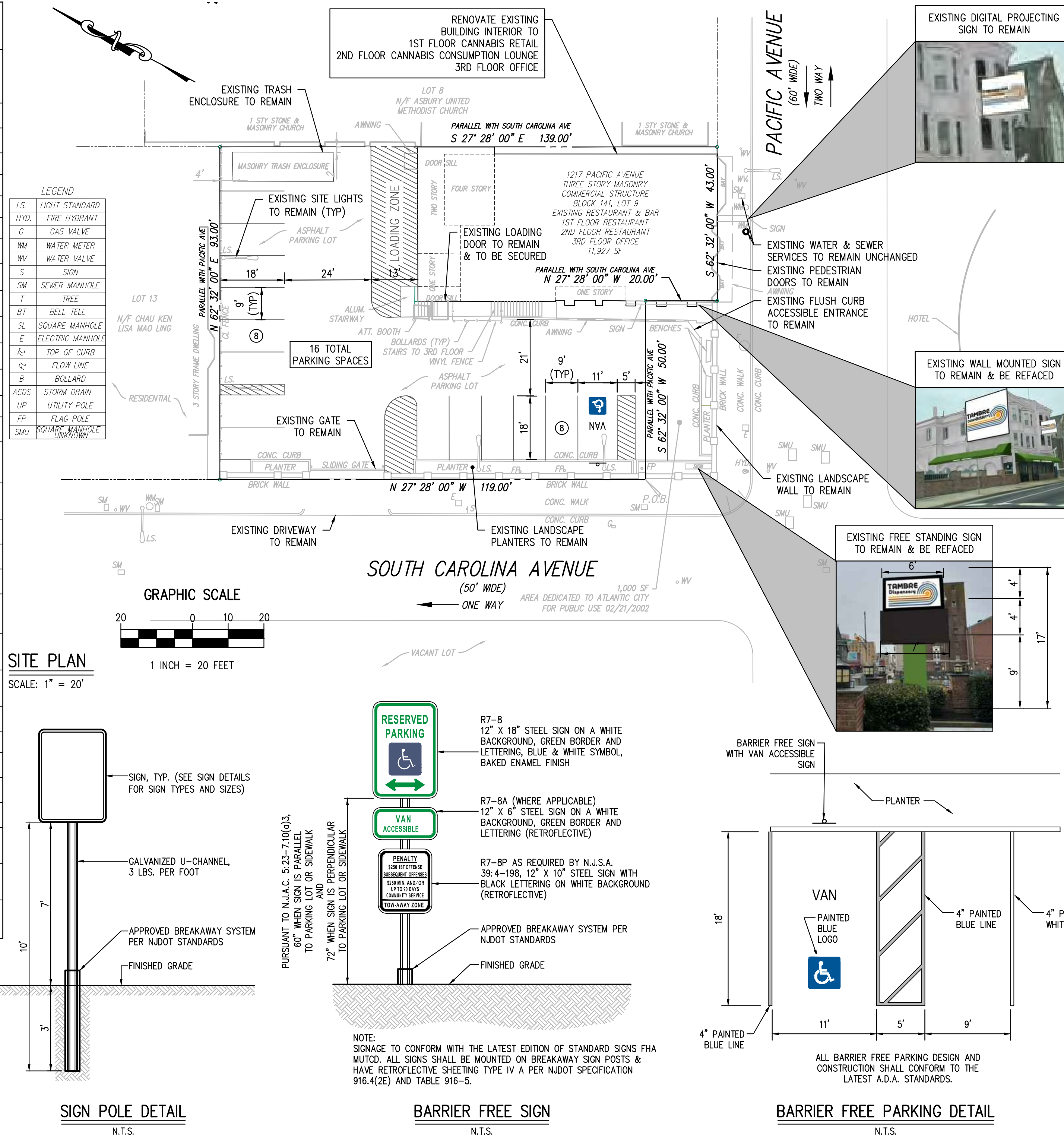
### ZONING SCHEDULE

ORDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION		RC ZONE RESORT COMMERCIAL		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
19:66-5.10(a)1.i							
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.1		USE		RETAIL CANNABIS	RESTAURANT	RETAIL CANNABIS & CONSUMPTION LOUNGE	C
19-66-5.10(a) 1.i.v	(1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	300 FT ABOVE BFE	48 FT	48 FT	C
	ACCESSORY STRUCTURE		35 FT ABOVE BFE	12 FT	12 FT	C	
	(2)	MINIMUM LOT AREA	7,500 SF	11,927 SF	11,927 SF	C	
	(3)	MINIMUM LOT DEPTH	150 FT	139 FT	139 FT	ENC	
	(4)	MINIMUM LOT WIDTH	50 FT	93 FT	93 FT	C	
	(5)	MINIMUM LOT FRONTAGE	50 FT	93 FT	39 FT	C	
	(6)	MAXIMUM BUILDING COVERAGE	70%	30%	30%	C	
	(7)	MAXIMUM IMPERVIOUS COVERAGE	80%	96%	96%	ENC	
	(8)	MINIMUM FRONT YARD	0 FT UP TO 35 FT IN HEIGHT	0FT	0 FT	C	
	20 FT GREATER THAN 35 FT IN HEIGHT		N/A	N/A	N/A		
(9)	MINIMUM SIDE YARD	0 FT UP TO 35 FT IN HEIGHT	0 FT	0 FT	C		
20 FT GREATER THAN 35 FT IN HEIGHT		N/A	N/A	N/A			
(10)	MINIMUM REAR YARD	20 FT	N/A	N/A	N/A		
19-665.7(i)	3i	MAX. NUMBER OF WALL SIGNS PER FRONTAGE	PACIFIC AVE	2	1	1	C
			SOUTH CAROLINA AVE	2	1	2	C
	3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS	1	1	1	C	
	3iii	NUMBER OF PROJECTING SIGNS	1	1	1	C	
	3iv	NUMBER OF WINDOW SIGNS	1	0	0	C	
	3v	NUMBER OF BILLBOARD SIGNS	1	0	0	C	
	4i	TOTAL AREA OF ALL SIGNS	25% OF WALL SURFACE PER ELEVATION	< 25% OF FACADE	NO CHANGE	C	
	4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN	650 SF	N/A	N/A	N/A	
	5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT	20 FT	10 FT	10 FT	C	
	5ii	MAX. PROJECTING SIGN HEIGHT	20 FT	20 FT	20 FT	C	
	5iii	MAX. GROUND HEIGHT	5 FT	N/A	N/A	N/A	
	5iv	MAX. POLE SIGN HEIGHT	20 FT	N/A	N/A	N/A	
	5v	MAX. WALL SIGN HEIGHT	ROOFLINE	< ROOFLINE	< ROOFLINE	C	
	5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT	40 FT	N/A	N/A	N/A	
6ii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK	5 FT	N/A	N/A	N/A		
19:66-5.8(b)		PARKING		SEE CALCULATION	17 (79 REQUIRED)	16 (46 REQUIRED)	DNC
A.C. GREEN ZONE REDEVELOPMENT PLAN 5.1.2.d.7.q		MAX. SIGNS PER SITE		2	4	4	ENC

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

### PARKING CALCULATION

PURSUANT TO NJAC 19-66-5.8(b), PARKING REQUIRED IS AS FOLLOWS:  
**EXISTING:** 10,000 SF RESTAURANT X 1 SPACE/150 SF + 500 SF OFFICE X 1 SPACE/400 SF = 79 SPACES  
**PROPOSED:** 10,000 SF RETAIL & CONSUMPTION X 1 SPACE/300 SF + 5,000 THE PROJECT REDUCES PARKING DEMAND BY 33 SPACES



### GENERAL NOTES

- EXISTING INFORMATION TAKEN FROM PLAN ENTITLED "SURVEY & TOPOGRAPHIC SURVEY, 1217 PACIFIC AVENUE, BLOCK 141, LOT 9, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY" BY DANIEL J. PONZIO SR. COMPANY AND ASSOCIATES PROJECT NO. 02462024-S DATED 4/25/2024; NO REVISIONS.
- CANNABIS WASTE TO BE STORED INSIDE SECURED AREA AS REQUIRED BY CANNABIS REGULATORY COMMISSION REQUIREMENTS.
- SEE ARCHITECTURAL PLANS FOR BUILDING DESIGN.
- EXISTING FEATURES RELATED TO SITE GRADING, LANDSCAPING, LIGHTING & UTILITIES WILL REMAIN IN THEIR EXISTING CONDITION. NO CHANGES TO PAVEMENT AREAS, LANDSCAPING AREAS, SITE LIGHTING OR UTILITIES ARE PROPOSED.
- REFER TO SITE SURVEY FOR EXISTING TOPOGRAPHY & ELEVATIONS, WHICH SATISFIES MINOR SITE PLAN CHECKLIST ITEM 23.
- EXISTING LANDSCAPING IN PLANTERS ON SOUTH & WEST SIDES OF SITE WILL REMAIN & CONTINUE TO BE MAINTAINED IN GOOD CONDITION. THE EXISTENCE OF ADEQUATE LANDSCAPING ON SITE SATISFIES MINOR SITE PLAN CHECKLIST ITEM 24.
- EXISTING SITE LIGHTING, BOTH POLE AND BUILDING MOUNTED, WILL REMAIN AND PROVIDES LIGHTING AT LEVELS SUFFICIENT TO SATISFY NJAC 19-66-7.10, THE EXISTENCE OF ADEQUATE LIGHTING ON SITE SATISFIES MINOR SITE PLAN CHECKLIST ITEM 25.
- EXISTING UTILITY SERVICES WILL REMAIN AS-IS. EXISTING WATER AND SEWER SERVICES TO THE SITE ARE LABELED ON THIS PLAN. THIS SATISFIES MINOR SITE PLAN CHECKLIST ITEM 27.

PROJECT NO.  
TAM 002.01

SCALE  
1" = 20'

DRAWING NO.  
C0101

SHEET  
3 OF 3

TAMBRE DISPENSARY & LOUNGE  
MINOR SITE PLAN  
1217 PACIFIC AVENUE, BLOCK 141, LOT 9  
CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

TAMBRE, LLC  
1700 HIGHWAY 34  
FARMINGDALE, NEW JERSEY 07727

DATE  
5/10/2024

ISSUE NO.  
1

INITIAL SUBMISSION

JTS  
BY

APPR.  
DATE

SUBMISSION/REVISION

PROJECT NO.  
TAM 002.01

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1" = 20'

DRAWING NO.  
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SHEET  
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