

June 3, 2024

**VIA UPS GROUND DELIVERY & EMAIL ([rreid@njcrda.com](mailto:rreid@njcrda.com))**

Robert L. Reid, AICP, NJPP  
CASINO REINVESTMENT DEVELOPMENT AUTHORITY  
Land Use Regulation and Enforcement Division  
15 South Pennsylvania Avenue  
Atlantic City, New Jersey 08401

**RE: Application of Juniper Lane Cannabis  
2305 Atlantic Avenue  
Block 280, Lot 40  
Atlantic City, Atlantic County, New Jersey 08401  
Our File No. 13428-001**

Dear Mr. Reid:

This firm represents Juniper Lane Cannabis (“Applicant”) with respect to this application to the Casino Reinvestment Development Authority (“CRDA”) for minor site plan approval with associated “c” variances.

The Applicant proposes to renovate the existing structure to operate a Class 5 retail cannabis facility, with related interior improvements associated with security. The property in question is located in the Ducktown Arts District of the CRDA Tourism District, within the Green Zone Redevelopment Area (“GZRA”). A Project Narrative & Variance Justification Report is submitted herewith with further details and explanation. Testimony in support of the requested variances will be provided at the hearing.

In support of the within application, enclosed for filing please find the following:

1. Five (5) copies of City of Atlantic City Land Use Application for Use Variance Approval and Variance Relief;
2. Five (5) copies of “Plan to Accompany CRDA Minor Site Plan Application” prepared by Arthur Ponzio Co., dated January 9, 2024.
3. Five (5) copies of architectural renderings titled “Zoning Application Drawing Not For Construction” prepared by Craig F. Dothé Architect, LLC, dated May 16, 2024.

4. Five (5) copies of a Project Narrative & Variance Justification Report, prepared by Nehmad Davis & Goldstein, P.C. dated June 3, 2024;
5. Five (5) copies of a Minor Site Plan Checklist;
6. Five (5) copies of a C Variance Checklist;
7. Five (5) copies of the current Deed to the Subject Property;
8. Five (5) copies of the current Lease Agreement to the Subject Property;
9. Five (5) copies of a Parking Agreement between B&B Parking, Inc., and Juniper Lane Cannabis;
10. Five (5) copies of the Resolution of Municipal Support, issued by the City of Atlantic City on August 23, 2023;
11. Five (5) copies of a Zoning Determination Letter issued by Robert L. Reid, AICP, PP, dated October 11, 2023;
12. Five (5) copies of Applicant's Proof of Paid Taxes;
13. Five (5) copies of a Certified 200' Property Owners List (*to be provided under separate cover*);
14. One original and four (4) copies of Escrow Setup Information form completed by Applicant;
15. One original and four (4) copies of Applicant's W-9; and
16. One (1) USB Flash Drive containing the submission materials in .pdf format.

We will also submit two (2) checks in the amounts of \$750.00 & \$5,070.00, representing the required application fee and escrow deposit, respectively, under separate cover.

As a courtesy, an electronic copy of the above-referenced materials can be accessed via the following Google Drive link for your convenience and ease of reference:

<https://drive.google.com/drive/folders/1atuM8XhjoGOoNkM2xrrmUwQY7pX4KCiW?usp=sharing>

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. Once deemed complete, please advise of

the date of the hearing before the CRDA and our firm will, of course, provide the required public notices in advance thereof.

Thank you for your kind attention and courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

By:   
RACHEL L. KOUTISHIAN  
rkoutishian@ndglegal.com

RLK/jc

Enclosures

cc: *All Copies via Email with Enclosures via Google Drive Link*  
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