LIST OF OWNERS

created on 5/9/2024

City of Atlantic City
Buffer Report

Highlighted featureId

Subject Property (0):

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing

1

List of adjoining featureId that intersect 200 feet buffer from Subject Property.

Adjacent Properties (95):

Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	162	1		2202 ATLANTIC AVE	TEJAP #1, ALTA ASSOCIATES	1000 LCLLIDA AVE #9341	SUNNY ISLES BEACH, FL	33160	2202 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	165	5		2320 ATLANTIC AVE	NATH ENTERPRISES, LLC	PO BOX 1457	PLEASANTVILLE, NJ	08232	2320 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	165	6		2316 ATLANTIC AVE	SOUTH OCEAN PROPERTIES, LLC	PO BOX 19	WEST BERLIN, NJ	08091	2316 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	165	8		2306 ATLANTIC AVE	ILOVE KRESSE	29 HAWTHORNE AVE	CLEN HDGE, NJ	07028	2306 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	165	9		2310 ATLANTIC AVE	ALILI, HEIDDI	710 N JESSOME AVE	MARGATE, NJ	08402	2310 Atlantic Ave, Atlantic City, NJ, 08401

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Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	165	10		2300 ATLANTIC AVE	ALILI, HEIDDI	710 N BEROME AVE	MARGATE, NJ	08402	2304 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	165	11		2208 ATLANTIC AVE	PRIME ATAS PATEL LLC	603 BERLIN CROTAWAY RD	SICKLERVILLE, NJ	08081	2208 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	165	12		15 N MISSISSIPPI AVE	ALILI, HEIDDI	710 N BEROME AVE	MARGATE, NJ	08402	15 N Mississippi Ave, Atlantic City, NJ, 08401
Atlantic City	280	26		116 N MISSISSIPPI AVE	PARISH OF SAINT MONICA	2631 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	116 N Mississippi Ave, Atlantic City, NJ, 08401
Atlantic City	280	28		2314 BOSTON AVE	HOSSAIN, ZAKIR	304 PACIFIC AVE	ATLANTIC CITY, NJ	08401	2314 Bolla Ter, Atlantic City, NJ, 08401
Atlantic City	280	29		2322 BOSTON AVE	COOPER, MARIA OFT, ROSARIO	239 PENROSE BRANCH WY	CLAYTON, DE	19938	2322 Bolla Ter, Atlantic City, NJ, 08401
Atlantic City	280	30		2330 BOSTON AVE	PANARI, DAUD	PO BOX 1387	ATLANTIC CITY, NJ	08404	2330 Bolla Ter, Atlantic City, NJ, 08401
Atlantic City	280	31		2336 BOSTON AVE	CARNEY, ICY, NATHALIA	2336 BOSTON AVE	ATLANTIC CITY, NJ	08401	2336 Bolla Ter, Atlantic City, NJ, 08401
Atlantic City	280	33		4 N MISSISSIPPI AVE	HOUSE-PANARI, KAHLI,	PO BOX 1387	ATLANTIC CITY, NJ	08401	4 N Mississippi Ave, Atlantic City, NJ, 08401

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Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	280	34		8 N MISSISSIPPI AVE	SOUANO, CARMEN M, OSCAR & CARMEN M,	8 N MISSISSIPPI AVE	ATLANTIC CITY, NJ	08401	8 N Mississippi Ave, Atlantic City, NJ, 08401
Atlantic City	280	35		14 N MISSISSIPPI AVE BE	NIGRO, RICHARD	2 ST N MISSISSIPPI AVE	ATLANTIC CITY, NJ	08401	2 N Mississippi Ave Bl, Atlantic City, NJ, 08401
Atlantic City	280	36		2 N MISSISSIPPI AVE	LIMA, SZS AI & SZE WAN	29 S SOUTH CAROLINA AVE	ATLANTIC CITY, NJ	08401	2 N Mississippi Ave, Atlantic City, NJ, 08401
Atlantic City	280	37		2300 ATLANTIC AVE BE	CITY OF ATLANTIC CITY	3 ALTMARACH ST AVE	ATLANTIC CITY, NJ	08401	2300 Atlantic Ave Bl, Atlantic City, NJ, 08401
Atlantic City	280	38		2301 ATLANTIC AVE BE	CITY OF ATLANTIC CITY	3 ALTMARACH BLVD	ATLANTIC CITY, NJ	08401	2301 Atlantic Ave Bl, Atlantic City, NJ, 08401
Atlantic City	280	39		2301 ATLANTIC AVE	LIN, NAIKUN	203 CYNOVID AVE	ABSECON, NJ	08201	2301 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	280	40		2305 ATLANTIC AVE	CATRICKES, CONSTANTINE & SARANTOULA	107 S AMHERST AVE	VENTNOR, NJ	08406	2305 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	280	41		2307 ATLANTIC AVE	2301, ATLANTIC AVE LLC & TWO, THREE	4010 OCEAN HEIGHTS AVE	EGG HARBOR TWP, NJ	08234	2307 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	280	42		2307 ATLANTIC CA	DIFILIMS, P & H CO 7+Q2,SLT, DIFILIMS	5CT CHOIR HILL CIRCLE	EGG HARBOR TWP, NJ	08234	2307 Atlantic CA, Atlantic City, NJ, 08401

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Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	280	43		2309 ATLANTIC AVE	2309 ATLANTIC AVE LLC	602 DICKINSON AVE	ABSECON, NJ	08201	2309 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	280	44		2311 ATLANTIC AVE	2311 ATLANTIC LLC	1918 OLD CUTHBERT RD	CHERRY HILL, NJ	08034	2311 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	280	45		2315 ATLANTIC AVE	2301, ATLANTIC AVE LLC & TWO, THREE	4010 OCEAN HEIGHTS AVE	EGG HARBOR TWP, NJ	08234	2315 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	280	46		2319 ATLANTIC AVE	2319 ATLANTIC LLC	2319 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	2319 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	280	47		2321 ATLANTIC AVE	ELYMH, ITAMA	2319 ATLANTIC AVE	ATLANTIC CITY, NJ	08401	2321 Atlantic Ave, Atlantic City, NJ, 08401
Atlantic City	281	1		30 N CHRISTOPHER COLUMBUS	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	30 N Christopher Columbus, Atlantic City, NJ, 08401
Atlantic City	281	6		20 N CHRISTOPHER COLUMBUS	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	20 N Christopher Columbus, Atlantic City, NJ, 08401
Atlantic City	281	7		20 N CHRISTOPHER COLUMBUS	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	20 N Christopher Columbus, Atlantic City, NJ, 08401
Atlantic City	281	8		30 N CHRISTOPHER COLUMBUS S	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	30 N Christopher Columbus, Atlantic City, NJ, 08401

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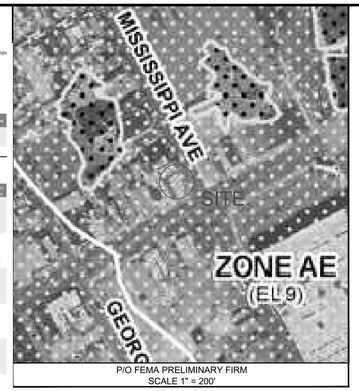
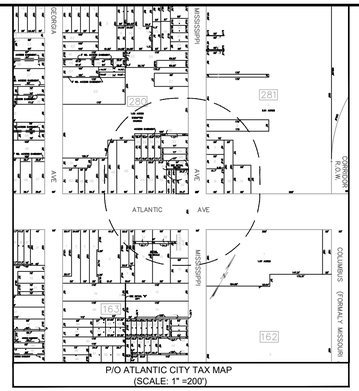
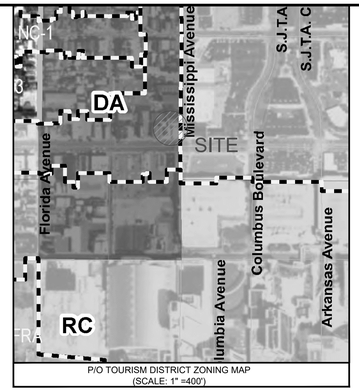
Municipality	Block	Lot	Qualifier	Property Address	Owner Name	Owner Street	Owner City/State	Owner Zip	Property Mailing
Atlantic City	281	9		30 N CHRISTOPHER COLUMBUS	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	30 N Christopher Columbus, Atlantic City, NJ, 08401
Atlantic City	281	10		30 N CHRISTOPHER COLUMBUS	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	30 N Christopher Columbus, Atlantic City, NJ, 08401
Atlantic City	281	11		2221 ATLANTIC AVE	CRDA	15 S PENNSYLVANIA AVE	ATLANTIC CITY, NJ	08401	2201 Atlantic Ave, Atlantic City, NJ, 08401



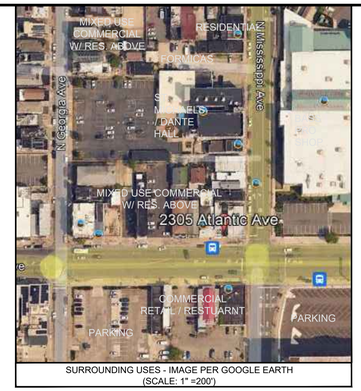
P/O FEMA PRELIMINARY FIRM
SCALE 1" = 200'



P/O ATLANTIC CITY TAX MAP
(SCALE: 1" =200')

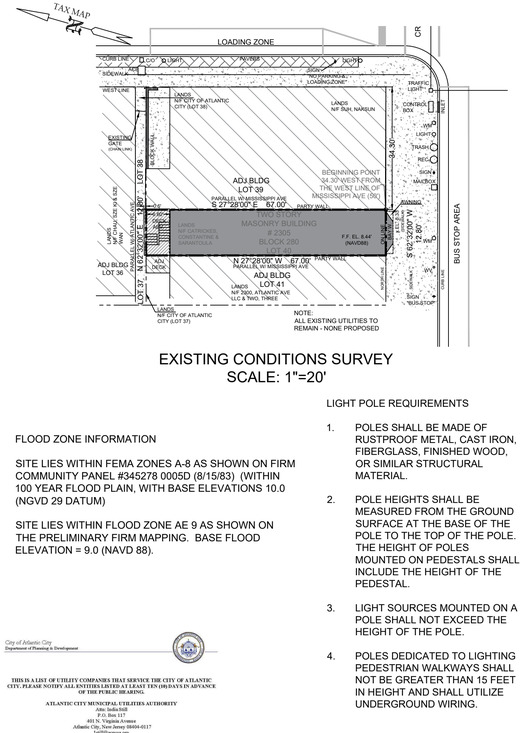


P/O TOURISM DISTRICT ZONING MAP
(SCALE: 1" =400')

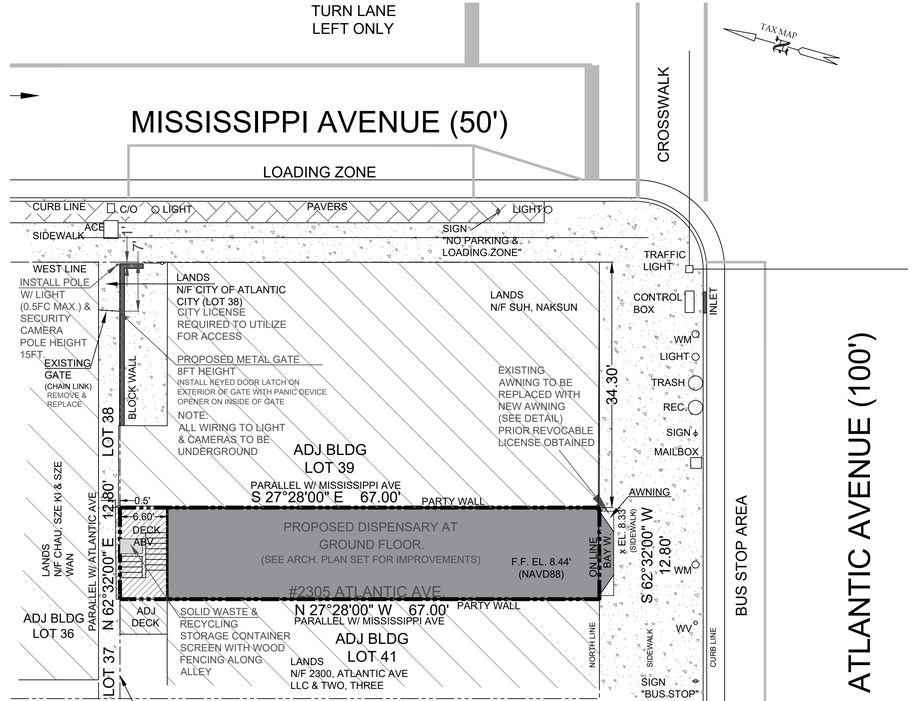


SURROUNDING USES - IMAGE PER GOOGLE EARTH
(SCALE: 1" =200')

P/O USGS QUAD MAP ATLANTIC CITY
(SCALE: 1" =400')



EXISTING CONDITIONS SURVEY
SCALE: 1"=20'



LIGHT POLE REQUIREMENTS

1. POLES SHALL BE MADE OF RUSTPROOF METAL, CAST IRON, FIBERGLASS, FINISHED WOOD, OR SIMILAR STRUCTURAL MATERIAL.
2. POLE HEIGHTS SHALL BE MEASURED FROM THE GROUND SURFACE AT THE BASE OF THE POLE TO THE TOP OF THE POLE. THE HEIGHT OF POLES MOUNTED ON PEDESTALS SHALL INCLUDE THE HEIGHT OF THE PEDESTAL.
3. LIGHT SOURCES MOUNTED ON A POLE SHALL NOT EXCEED THE HEIGHT OF THE POLE.
4. POLES DEDICATED TO LIGHTING PEDESTRIAN WALKWAYS SHALL NOT BE GREATER THAN 15 FEET IN HEIGHT AND SHALL UTILIZE UNDERGROUND WIRING.

FLOOD ZONE INFORMATION

SITE LIES WITHIN FEMA ZONES A-8 AS SHOWN ON FIRM COMMUNITY PANEL #345278 0005D (8/15/83) (WITHIN 100 YEAR FLOOD PLAIN, WITH BASE ELEVATIONS 10.0 (NGVD 29 DATUM)

SITE LIES WITHIN FLOOD ZONE AE 9 AS SHOWN ON THE PRELIMINARY FIRM MAPPING. BASE FLOOD ELEVATION = 9.0 (NAVD 88).

City of Atlantic City
Department of Planning & Development

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

ATLANTIC CITY MUNICIPAL UTILITIES AUTHORITY
John Kolich/Bill
P.O. Box 117
401 N. Virginia Avenue
Atlantic City, New Jersey 08404-0117
bill@acmua.org

ATLANTIC CITY SEWERAGE COMPANY
Attn: Dan Evangelisti – (609) 345-0131
1200 Atlantic Avenue
Suite 100
Atlantic City, New Jersey 08401
dlevangelisti@acsewerage.com

ATLANTIC COUNTY UTILITIES AUTHORITY
Attn: Matthew DeNafo
P.O. Box 996
Pleasantville, New Jersey 08232-0996
(609) 272-6950
mDeNafo@acua.com

ATLANTIC CITY ELECTRIC
Attn: Mr. Gregory Donhaker, PE (Senior Manager of Strategic Planning)
2542 Fire Road
Egg Harbor Township, New Jersey 08234

SOUTH JERSEY GAS COMPANY
Atlantic Division Attn: Briana Dirkes
111 N. Franklin Boulevard
Pleasantville, New Jersey 08232-0996
(609) 645-3494
bdirkes@sjindustries.com

GENERAL NOTES

1. APPLICANT:
   JUNIPER LANE CANNABIS
   C/O COLLEEN BEGLEY
   125 PELICAN DRIVE
   AVALON, NJ 08202

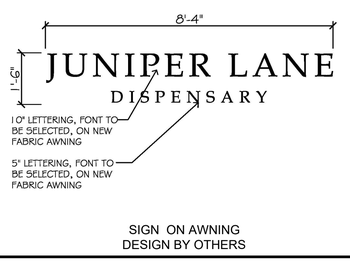
   OWNER:
   CONSTANTINE & SARANTOULA CATRICKES
   107 S. AMHERST AVENUE
   VENTNOR CITY, NJ 08406

   ATTORNEY:
   RACHEL LIDA KOUTISHIAN, ESQ.
   NEHMAD DAVIS & GOLDSTEIN, PC
   3040 OCEAN HEIGHTS AVENUE
   EGG HARBOR TWP. 08234
2. PROPERTY INFORMATION:
   BLOCK 280
   LOTS 40
   2305 ATLANTIC AVENUE
   ATLANTIC CITY
3. AREA = 857.6 SF.
   ZONING = DA (DUCKTOWN ARTS)
   EXISTING USE = CHECK CASHING W/ RES. ABOVE
   PLAN HORIZONTAL DATUM - NAD83
   PLAN VERTICAL DATUM - NAVD88
4. PROPOSED DEVELOPMENT
   APPLICANT PROPOSES RENOVATE THE EXISTING BUILDING AND CHANGE THE USE FROM CHECK CASHING TO CANNABIS DISPENSARY.

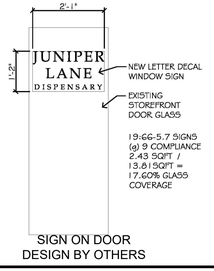
ZONING SCHEDULE (DA DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	5,000 SF	857.6 SF	857.6 SF	ENC
LOT WIDTH	50 FT.	12.8 FT.	12.8 FT.	ENC
LOT DEPTH	100 FT.	67 FT.	67 FT.	ENC
LOT FRONTAGE	50 FT.	12.8 FT.	12.8 FT.	ENC
SETBACKS				
FRONT YARD	5 FT.	0 FT.	0 FT.	ENC
SIDE YARD	0 FT.	0 FT	0 FT	ENC
REAR YARD	20 FT.	6.60 FT.(BLDG.) 0 FT. (DECK ABV.)	6.60 FT.(BLDG.) 0 FT. (DECK ABV.)	ENC ENC
BLDG HEIGHT	35 FT. ABV. B.F.E.	<35 FT.	<35 FT.	C
COVERAGE				
BLDG	30%	100%	90%	ENC
IMPERVIOUS	80%	100%	10%	ENC
PARKING	1 SP / 300SF:		4 SPACES	
RETAIL USE	(775 SF.,2.58 SP)	0 SPACES	OFF SITE	V
SIGNAGE				
TYPE & QTY. WALL				
SIZE	AWNING NOT TO EXCEED 25% OF TOTAL WALL SURFACE PER ELEVATION	AWNING	AWNING 1.5' H x 8.33'L 12.5 SF. ; OR 4.2% WALL SURFACE	C (PRIOR APPROVAL) C
ILLUMINATION	LED, LCD INDIRECT, AND INTERNAL ILLUMINATION, NEON OR OTHER GAS TYPE ILLUMINATION		NONE	C
TYPE & QTY. WALL	WINDOW - DECAL NOT TO EXCEED 25% OF TOTAL WINDOW/GLASS	WINDOW - DECAL	WINDOW - DECAL 1.16' H x 2.08W 2.45 SF., OR 17.6% OF WINDOW/GLASS	C C
SIZE				
ILLUMINATION	LED, LCD INDIRECT, AND INTERNAL ILLUMINATION, NEON OR OTHER GAS TYPE ILLUMINATION		NONE	C
USE		RETAIL CHECK CASHING W/ UNIT ABOVE	RETAIL CANNABIS DISPENSARY W/ UNIT ABOVE	C
FLOOR AREA RATIO	N/A			
DENSITY	25 UPA	51 UPA	51 UPA	ENC
LOADING ZONE	OFF STREET & ON SUBJECT LOT		ON STREET MISSISSIPPI AVE.	V
LIGHT POLE W/ LIGHT & SECURITY CAMERAS			15 FT HT. MAX.; 0.5 FC W/ SHIELDING TO PREVENT GLARE	C
FENCE/GATE	6 FT. HT. MAX.		6 FT. HT.	C

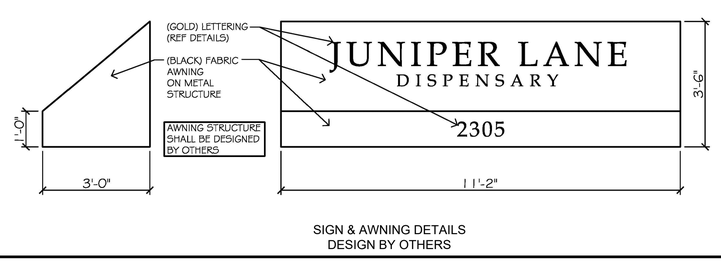
V = VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING
C = CONFORMING
N/A = NOT APPLICABLE



SIGN ON AWNING
DESIGN BY OTHERS



SIGN ON DOOR
DESIGN BY OTHERS



SIGN & AWNING DETAILS
DESIGN BY OTHERS

10 0 10 20 30
GRAPHIC SCALE IN FEET

Approved by Resolution # _____ Dated: _____

_____ Date: _____
CRDA Planner

_____ Date: _____
CRDA Engineer

_____ Date: _____
CRDA Land Use Regulation & Enforcement Officer

_____ Date: _____
CRDA Hearing Officer

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), THE HIGH VOLTAGE PROXIMITY ACT, STATE OF NEW JERSEY, ADOPTED 7/23/48 AS P.L. 1948, c 249, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, ICC, ASTM SPECIFICATIONS, ALL LOCAL ORDINANCES AND PERMIT CONDITIONS.

ARTHUR PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTOR'S COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

NO.	DATE	BY	DESCRIPTION	NO.	DATE	BY	DESCRIPTION
			REVISIONS				

ARTHUR PONZIO CO.
ENGINEERS ◊ SURVEYORS
PLANNERS
400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 24GA28001300

ARTHUR W. PONZIO, JR.
PROFESSIONAL PLANNER N.J. NO. 33LI00267600
PROFESSIONAL LAND SURVEYOR N.J. NO. 24GS02831400

PLAN TO ACCOMPANY CRDA MINOR SITE PLAN APPLICATION
BLOCK 280 LOT 40 (#2305 ATLANTIC AVENUE) TAX MAP SHEET NO. 46
ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY

SCALE: 1" =
DATE: 01-09-24
BY: WJP
PROJ. NO.: 41142

SHEET NO. 1
SHEET 1 of 1