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July 2, 2024
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Re: Juniper Lane Cannabis (CRDA Application #2023-10-3536)
Minor Site Plan with Bulk Variances
Completeness Review #1
2305 Atlantic Avenue
Block 280, Lot 40
Atlantic City, NJ, 08401

Lance B. Landgraf, Jr., AICP, PP, Director of Planning & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Dear Mr. Landgraf:

An Application for a Minor Site Plan with Bulk Variances has been received for the subject premise:

Applicant Information

- Applicant: Juniper Lane Cannabis
Colleen Begley
1252 Pelican Drive
Avalon, NJ 08202
- Owner: Constantine & Sarantoula Catrickes
107 S. Amherst Avenue
Ventnor City, NJ 08406
- Attorney Rachel Lida Koutishian, Esquire
4030 Ocean Heights Avenue
Egg Harbor Township, NJ 08234 1301
- Engineer Bill Ponzio, PE
40 Dover Avenue
Atlantic City, NJ, 08401
- Architect: Craig Dothe
33 N. Brighton Ave.
Atlantic City, NJ 08401

Documents Submitted

1. Application Cover Letter, prepared by Rachel L. Koutishian, Esquire, Applicant’s Attorney, dated June 3, 2024, last revised June 5, 2024.
2. CRDA City of Atlantic City Land Use Application, dated May 31, 2024.
3. “Zoning Application Drawing”, 1 Sheet, prepared by Craig Dothe, RA, dated May 16, 2024.
4. “Minor Site Plan”, 1 Sheet, dated January 9, 2024, prepared by Arthur Ponzio Co., unsigned and unsealed.
5. Project Narrative, Juniper Lane Cannabis, undated.
6. CRDA Minor Site Plan Checklist (Form #5).
7. CRDA Variance Checklist (Form #12).
8. Deed for 2305 Atlantic Avenue, Block 280, Lot 40.
9. Lease Agreement for 2305 Atlantic Avenue, Block 280, Lot 40.
10. Parking Agreement with B & B Parking, Inc. for four (4) spaces at 116 Park Place **for one year period. If these 4 spaces are no longer available to Juniper Lane Cannabis, the applicant will have to reapply to formalize the revised parking arrangement.**
11. Resolution No. 662 of the City of Atlantic City supporting the suitability of the proposed cannabis business “Juniper Lane Cannabis NJ Corp.”, dated August 29, 2023.
12. Resolution No. 370 of the City of Atlantic City Granting a Revocable License Agreement for Access and Use of City Owned Property Located at Block 280, Lots 37 & 38, License Approved for a Loading Zone, dated May 15, 2024.
13. CRDA Zoning Determination Letter from Robert L. Reid, AICP, PP to “Juniper Lane NJ Corp.” dated October 11, 2023.
14. Certification of Paid Taxes, Block 280 Lot 40, current to November 13, 2023.

A. Project Description and Background

The application was submitted by Juniper Lane Cannabis, which is a proposed Class 5 Cannabis Retailer and requires licensing from the NJ Cannabis Regulatory Commission (CRC) in addition to appropriate land use approvals. The site fronts on the north side of Atlantic Avenue between N. Mississippi Avenue and N. Georgia Avenue and proposes to use a City-designated and signed loading space along the westbound shoulder of N. Mississippi Avenue near its intersection with Atlantic Avenue for loading and unloading of product and cash. The Applicant also obtained a licensing agreement with the City to utilize a three-foot (3’) wide alley at the rear of the building, designated as Block 280 Lot 37 (aka 2305 Atlantic Avenue RR) and 38 (aka 2301 Atlantic Avenue RR) for loading purposes. They also have a lease agreement with B & B Parking, Inc. to lease four (4) off-street parking spaces for a period of one (1) year. The Applicant is seeking a Minor Site Plan with Bulk Variance approvals.

The site is located within the Ducktown Arts (DA) Zoning District and also within the Green Zone Redevelopment Area. The Green Zone Redevelopment Plan permits Class 5 Cannabis Retailers. Aside from minimal interior and exterior building improvements, it does not appear that the applicant proposes any extensive enhancements. According to information provided by the Applicant, the proposed cannabis retail use will be exclusive to the first floor of the two-story building. The Applicant has not specified the existing or proposed use(s) for the second floor.

B. Completeness Review / Submission Waivers Required

1. The Applicant has requested submission waivers from Item 21, 23, 24, 25, 27, 28, 30, 32, 34, 35, and 36 of the Minor Site Plan Checklist (Form # 5). We have no objection to the waivers being granted on the condition that the supplemental information / testimony is provided in response to our various review comments below in order to justify the waivers, as many of the checklist items requiring waivers do not appear to be applicable to this application.

We have no objection to the application being deemed conditionally complete, provided that the Applicant address the following comments to our satisfaction prior to the scheduled land use hearing:

2. Regarding Minor Site Plan Checklist Item No. 4, it appears that the first quarter (due 02/01/2024) and second quarter (due 05/01/2024) 2024 property taxes for the subject property have not been paid to date. Any overdue taxes must be paid by the property owner prior to the matter being heard by the Land Use Board.
3. Regarding Checklist Item No. 6, the Applicant shall provide testimony / supplemental information regarding the surrounding uses and update the Project Narrative accordingly.
4. Regarding Checklist Item No. 17, the Applicant should testify to any existing or proposed deed restrictions and provide a title report.
5. Regarding Checklist Item No. 19, the Applicant shall provide copies of approvals such as, but not limited to the CRC, Atlantic City Architectural Review.
6. Regarding Checklist Item No. 29, the Applicant shall provide supplemental information regarding the means and methods for waste / recycling disposal. The Project Narrative shall be revised accordingly.
7. Regarding Checklist Item No. 31, the applicant shall provide information regarding the existing and proposed use(s) for the second floor of the building. If any improvements / change of use(s) are proposed for the second floor, then appropriate existing and proposed floor plans shall be provided by the Applicant.
8. The Applicant shall provide a copy of the Revocable Licensing Agreement from the City of Atlantic City for the encroachments of the awning sign, the second-floor bay window, and any other proposed encumbrances upon the Atlantic Avenue right-of-way.
9. The application shall provide a sign computation for the allowable sign area so that any appropriate relief required from the CRDA Rules governing signage can be determined.
10. Atlantic City Resolution No. 370 memorializes a licensing agreement with the Applicant to permit loading activities within the City-owned alley (Block 280, Lots 37 and 38) at the rear of the building. The architectural plans submitted illustrate a waste / recycling storage area at the rear exterior portion of the building. A privacy fence that encroaches approximately seven inches (0'-7") into the alley. City Resolution No. 370 must be amended by the City to permit the encroachment or the Applicant will be required to relocate all such improvements to be situated within their lot lines or accommodate the storage area within the building.

11. The Applicant shall provide a written narrative detailing the proposed Security and Surveillance Standard Operating Procedures. The SOPs shall be reviewed and approved by the City Police Department as a condition of any approval that may eventually be granted by CRDA.

We reserve the right to make further comments as revised submittals are received. If you require any additional information or have any questions, please contact the undersigned.

Sincerely yours,



G. Jeffrey Hanson, PE, CME
CRDA Land Use Board Engineering Consultant



David Benedetti, PP, AICP
CRDA Land Use Board Planning Consultant

Gjh/djb

Cc: Juniper Lane Cannabis, c/o Colleen Begley, colleen.begley@juniperlanecannabis.com
Rachel Lida Koutishian, Esquire, Email: rkoutishian@ndglegal.com
Bill Ponzio, PE, Email: bponzio@aponzio.com
Craig Dothe, Email: craig@cfdachitect.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney