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May 28, 2024  
31623 53

Re: Farmers NJ, LLC (CRDA Application #2024-04-3627)  
**Minor Site Plan with Bulk Variances**  
**Completeness Review #2**  
1618 Pacific Avenue  
Block 48.01, Lot 3 & 4  
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: Farmers NJ, LLC  
5051 S. National Ave., Bldg. 5-100  
Springfield, MO 65810
- Owner: 2110-2118 ACPB, LLC  
2050 Center Avenue, Suite 400  
Fort Lee, NJ 07024
- Attorney: Damon G. Tyner, Esquire  
114 Rainbow Trail  
Egg Harbor Township, NJ 08234 1301
- Engineer: Kevin J. Dixon, PE, PP, PTOE, CME  
Dixon Associates Engineerig, LLC  
313 E. Jimmie Leeds Rd, Suite 102
- Planner: Same as Engineer
- Architect: Craig Dothe  
33 N. Brighton Ave.  
Atlantic City, NJ 08401

**Documents Submitted**

1. Application Cover Letter, prepared by Kevin J. Dixon, PE, PP, PTOE, CME, Applicant's Engineer, dated April 24, 2024.
2. CRDA City of Atlantic City Land Use Application, dated April 23, 2024, including 200' List, tax certifications, etc
3. Letter to Council, Bridget Sykes, Esq. regarding easement prepared by Damon Tyner, Esq., Applicant's Attorney, dated April 25, 2024.
4. "Site Plan", 1 Sheet, dated April 23, 2024, prepared by Dixon Associates Engineering, LLC.
5. "Topographic Survey", prepared by Duffy, Dolcy, McManus, and Roesch, unsigned and unsealed, last revised April 23, 2024.
6. CRDA Minor Site Plan Checklist (Form #5)
7. Project Narrative, 1618-1622 Pacific Avenue, Farmer's NJ, LLC, undated
8. Title Report, prepared by Jersey National Title, Inc., dated January 19, 2024, Title No. 20738JNT
9. Certification of Paid Taxes, Lot 3
10. Certification of Paid Taxes, Lot 4
11. 200 Foot Property Owners List
12. Architectural Plans, prepared by Craig Dothe, RA, consisting of 3 sheets
  - a. "Architectural Elevation & Signage", 1 Sheet, dated January 1, 2024, Last revised April 19, 2024
  - b. "Architectural Floor Plan", 1 Sheet, dated January 1, 2024, Last revised April 19, 2024
  - c. "Security Plan", 1 Sheet, dated January 1, 2024, Last revised April 19, 2024.
13. Neighborhood Impact Report, Unsigned and undated.
14. Environmental Impact Plan, Unsigned and undated.
15. Inventory Control Plan, Unsigned and undated.
16. Statement on Hiring Practices, Unsigned and undated.
17. Formation Documents, Signed by Richard Walters and dated July 13, 2022.

**A. Project Description and Background**

The application was submitted by Farmers, LLC, 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 east side of Pacific Avenue between Mt. Vernon Avenue and Martin Luther King Blvd. and has four (4) off-street parking spaces. The Applicant is seeking a Minor Site Plan with Bulk Variance approval.

The site is within the Resort Commercial (RC) Zoning District and the Green Zone Redevelopment Area. The adopted Green Zone Redevelopment Plan permits the proposed Class 5 Cannabis Retailer. In addition to the proposed interior building improvements, it appears that lighting and parking lot striping / signage improvements are also proposed.

The Applicant is also seeking a Non-conforming Use Certificate for the continued use of two (2) existing residential apartments on the second and third floors of the building.

## **B. Completeness Review / Submission Waivers Required**

1. The Applicant requires submission waivers for Minor Site Plan Checklist (Form # 5) Item Nos. 6 and 14, 18, 19, 21, 23, 24, 26, 27, and 28.
2. Regarding Checklist Item No. 6, the project Narrative does not address the surrounding uses, testimony / supplemental information should be provided and an amended written narrative should be provided.
3. Regarding Checklist Item No. 14, a North Arrow shall be added to the site plan.
4. Regarding Checklist Item No. 19 list of approvals or permits by other regulatory agencies. The application will require approvals from agencies, such as, but not limited to the Atlantic City Construction Official, The Green Zone Design Review, etc.
5. We do not have any objection to the granting of the requested submission waivers with exceptions for Item Nos. 6, 14, and 19, as many do not apply. The submission waivers should only be granted on the condition that the Applicant addresses all comments in this letter related to the various submission waivers via testimony and/or supplemental information.
6. There are two signs proposed, the first sign is located on the canopy over the sidewalk and in the Right-of-Way (ROW). The second sign is on the second-floor façade in the ROW and above the window sills of the second floor. The Applicant's professionals shall determine what permits or approvals are required for these signs in the ROW.
  - N.J.A.C. 19:66-5.7.d.8. Signs in ROW. No sign, except publicly owned signs, shall be placed in or extend into or over any public ROW. **THE APPLICANT WILL REQUIRE A VARIANCE OR OTHER PERMISSION FROM THE CITY OF ATLANTIC CITY TO HAVE SIGNS IN THE ROW.**
  - N.J.A.C. 19:66-5.7.j.5.i. Awning, canopy, or marquee signs: 20 feet or no higher than the second-floor windowsill, whichever is less; **THE APPLICANT WILL REQUIRE A VARIANCE OR OTHER PERMISSION FROM THE CITY OF ATLANTIC CITY TO HAVE SIGNS IN THE ROW.**

## **BEFORE THE APPLICATION CAN BE DEEMED COMPLETE THE FOLLOWING MUST BE PROVIDED:**

7. The Applicant shall complete and submit the CRDA 'c' Variance Checklist (Form #12).
8. The application requires a sign computation for the allowable sign area. It is unclear how the façade area was calculated.
9. The designated "loading area" for product delivery and cash pickup shall be illustrated on the site plan and architectural plans. One of the four (4) parking spaces or the area in front of or inside the overhead door should be signed appropriately for such purposes. Currently, only the architectural floor plan shows a loading zone.

10. An Ownership Disclosure Statement is required.

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: Farmers NJ, LLC  
2110-2118 ACPB, LLC, Email: [bpmrealty@aol.com](mailto:bpmrealty@aol.com)  
Damon G. Tyner, Esquire, Email: [dyner@tynerlawteam.com](mailto:dyner@tynerlawteam.com)  
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Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer  
Scott Collins, Esquire, CRDA Land Use Board Attorney

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