

PROJECT NARRATIVE

1618-1622 Pacific Avenue
Farmers NJ, LLC
Block 48.01, Lots 3 & 4
City of Atlantic City

FARMERS NJ, LLC (the "Applicant") is seeking to occupy existing building space at the property located at 1618-1622 Pacific Avenue, Block 48.01, Lots 3 and 4 in the City of Atlantic City (the "Property") closest to the the intersection of Pacific Avenue and Dr. Martin Luther King Blvd., with a Class 5 adult use cannabis retail dispensary via licenses the Applicant seeks to obtain from the State of New Jersey and City of Atlantic City. The Property is located within the Resort Commercial District (RC) of the CRDA Tourism District. The proposed use of adult use retail sales of cannabis is permitted in this portion of the RC zone via the Green Zone Redevelopment Plan adopted by the City of Atlantic City and administered by the CRDA. Pursuant to the Redevelopment Plan standards, the Applicant seeks minor site plan approval as well as any necessary bulk variances associated with existing non-conforming conditions for building coverage, site coverage, setbacks and parking. Additionally, the Applicant is seeking a Non-Conforming Use Certificate in an effort to continue the use of two (2) apartments on the second and third stories of the existing structure. The Applicant also respectfully requests relief from the Green Zone Redevelopment Plan for number of signs permitted.