



Damon G. Tyner, Esq.  
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April 29, 2024

CRDA  
c/o Robert Reid, P.P.  
15 S. Pennsylvania Ave.  
Atlantic City, NJ 08401

Re: MARVIN'S GARDENS, LLC  
1723 Pacific Ave. (Block 156 Lot 36)  
Atlantic City, NJ

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Dear Rob:

Enclosed please find two (2) copies of the following documents in support of a minor site plan and bulk variance application to occupy the existing building at 1723 Pacific Avenue with a Licensed Class 5 Cannabis Dispensary:

1. Complete and fully executed Land Use Application
2. Check #1028 in the amount of \$400.00 for the application fee and check #1029 in the amount of \$3,000.00 for escrow fees;
3. Minor Site Plan Checklist;
4. Bulk Variance Checklist;
5. Proof of taxes paid;
6. Lease agreement;
7. 200 ft. Owners list as provided by the Tax Assessor;
8. State of New Jersey Conditional Class 5 Retail Cannabis License;
9. Project Narrative;
10. Photographs of site;
11. Resolution of Municipal Support;
12. Plans entitled "New Dispensary located at 1723 Pacific Avenue, Atlantic City, NJ 08401" prepared by Craig F. Dothe Architect LLC, 2 sheets, project no. 2024-18 dated 04/15/2024;



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13. A plan entitled “Marvin’s Gardens Dispensary, Minor Site Plan, 1723 Pacific Avenue, Block 156, Lot 36, Atlantic City, Atlantic County, New Jersey” prepared by SE, project no. STN 001.01, issued 04/17/2024;
14. A plan entitled “ALTA/NSPS Land Title Survey, Block 156, Lot 36, 1723 Pacific Avenue, Atlantic City, NJ 08401” prepared by Stire Associates/Bock & Clark, project 18170, last revised 9/18/2018;
15. PDF version of submitted materials will be emailed.

Please have the application reviewed for completeness as soon as possible so the project can be scheduled for the next available hearing date. If you require any additional information, please do not hesitate to contact me.

Thank you for your consideration of this matter.

Sincerely,



DAMON G. TYNER

cc: Marvin’s Gardens LLC  
DGT:bhs