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April 2, 2024
31623 51

**Re: Bridge City Collective Highlands, LLC
Minor Site Plan w/ Bulk Variances
Completeness Review #1
Block 267, Lot 1
3027 Atlantic Avenue
Atlantic City, NJ
Application # 2024-03-3608**

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 premises:

Applicant Information

- Applicant: Bridge City Collective Highlands, LLC
40 E. 43rd Street, Apt 2
Bayonne, NJ 07002
- Owner: Chelsea Atlantic Equities, LLC
1000 Easton Road
Wyncote, PA 19095
- Engineer: Jason Sciallo, PE, PP
Sciallo Engineering Services, LLC
137 S. New York Avenue
Atlantic City, NJ 08401
- Surveyor: Daniel J. Ponzio, Sr. Company & Associates, LLC
3910 South Boulevard
Atlantic City, NJ 08401
- Architect: Paul B. Swartz, AIA, RA
USA Architects
20 N. Doughty Avenue
Somerville, NJ 08876

- Traffic: None Noted
- Attorney: Benjamin P. Ojserkis, Esquire
Coope Levenson, PA
1125 Atlantic Avenue
Atlantic City, NJ 08401

Documents Submitted

1. Cover Letter from Benjamin P. Ojserkis, Esq., Applicant's Attorney, dated March 14, 2024.
2. CRDA City of Atlantic City Land Use Application, dated March 11, 2024, including public notices, tax certifications, etc.
3. Consent of Owner, Chelsea Atlantic Equities, LLC, dated February 29, 2024.
4. NJ CRDA City of Atlantic City Minor Site Plan Checklist (Form #5), prepared by Sciullo Engineering Associates, undated.
5. NJ CRDA City of Atlantic City "c" Variance Checklist (Form #12), prepared by Sciullo Engineering Associates, undated.
6. Site Photos, consisting of 3 photos.
7. Project Narrative, dated March 2024
8. Letter of Final Approval from Dianna Houenou, Chairperson, NJ Cannabis Regulatory Commission, dated September 12, 2022.
9. Letter of acceptance of Conditional License Class 5 Retailer by Brant Reiter to Dianna Houenou, dated September 14, 2022.
10. Resolution of the City of Atlantic City No. 657, supporting suitability of the proposed cannabis business, adopted August 23, 2023.
11. Lease Agreement, dated July 7, 202 between Chelsea Atlantic Equities, LLC and Bridge City Collective Highlands, LLC.
12. Architectural Plans titled "Renovations at Cannabis Dispensary for Bridge City Collective Highlands, LLC" prepared by Paul Swartz Architect, consisting of the following sheets:
 - a. Sheet A-01, Existing and Proposed Floor Plans, dated February 13, 2024.
 - b. Sheet A-02, Exterior Elevations + Signage, dated February 13, 2024.
13. Site Plan titled "3027 Atlantic Avenue Cannabis Dispensary, Site Plan", prepared by Sciullo Engineering, dated March 13, 2024.
14. "Survey & Topography" prepared by Daniel J. Ponzio, Sr. Company and Associates LLC, dated January 5, 2024.
15. "Certified List" of Property Owners Letter, from Arlene Wilkerson, dated March 7, 2024.
16. "Certification of Payment" of Taxes by Tashiya Terry, Principle Cashier, Collector of Taxes, dated March 8, 2024.

Completeness Review / Submission Waivers Required

Submission waivers are required from Items 17, 18, 21, 26, 28, 32, 34, 35, and 36 of the Minor Site Plan Checklist (Form # 5). The Applicant has requested waivers from Item Nos. 23, 24, 25, 27, 28, 32, and 34 to 36, this office does not have an objection to these waiver requests based upon the plans and project narrative however testimony should be provided to justify these waivers. The Applicant has identified Item Nos. 8, 10, 17, 18, 21, and 26 as "Not Applicable" and this office agrees with the applicant that Items 10, 18, 21, and 26 are not applicable to this application however, this office feels that Item Nos. 17, and 24 should be provided. We have the following comments regarding the remaining submission waivers required:

6. The project narrative did not address the existing conditions or the surrounding land uses. Appropriate testimony / supplemental information shall be provided.
8. The Applicant did not submit proof of ownership.
17. List of any existing or proposed deed restrictions, easements, covenants, etc. as recorded or in recordable form if proposed.
24. Landscaping Plan, details and plant schedule (19:66-7.6)

Submission waivers from Items 9, 17, and 18 of the “c” Variance Checklist (Form # 12) are required. We have the following comments regarding the remaining submission waivers required:

7. The project narrative did not address the existing conditions or the surrounding land uses. Appropriate testimony / supplemental information shall be provided.
9. The applicant did not submit proof of ownership.
17. List of any existing or proposed deed restrictions, easements, covenants, etc. as recorded or in recordable form if proposed.

We recommend that this application is deemed incomplete until the following items are provided:

Description	Form #5	Form #12
Revised Project Narrative that addresses the existing conditions and the surrounding land uses. 1. A description of the other existing / proposed uses and tenants at 3015 Atlantic Ave. 2. A description of the surrounding land uses. 3. On-street loading / unloading space approval from the City and a description of how loading / unloading of product and cash will be achieved. 4. A Plan showing the existing and proposed signage for the entire site is necessary. 5. A parking easement with 3 Chelsea Avenue. 6. A description of how trash and recycling will be managed. Trash / recycling storage area(s) shall also be illustrated on the Plans.	6	7
Proof of ownership is required for 3015 Atlantic Ave. (B 266 L 1) and 3 N. Chelsea Ave. (B 267 L 16) to ensure the parking remains available to Block 266 Lot 1 and its tenants.	8	9
List of any existing or proposed deed restrictions, easements, covenants, etc. as recorded or in recordable form if proposed. A parking easement with 3 Chelsea Avenue should be provided to ensure the parking remains available to Block 266 Lot 1 and its tenants.	17	17
Landscaping Plan, details, and plant schedule (19:66-7.6). Street trees on Chelsea Avenue and others as appropriate.	24	

A. Project Description and Background

This application was submitted by Bridge City Collective Highlands, 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 northeast corner of Atlantic Avenue and Chelsea Avenue and includes a total of twenty (20) existing off-street parking spaces that are located adjacent Block 267, Lot 16 (3 Chelsea Avenue), **which is located outside of the Tourism District.**

The site is located within the Central Business District (CBD) Zoning District and also within the Green Zone Redevelopment Area. The adopted Green Zone Redevelopment Plan permits the proposed Class 5 Cannabis Retailer. Aside from the interior building improvements it does not appear that any site improvements are proposed in conjunction with the application.

Please contact the undersigned if you require any additional information or have any questions. We are pleased to be of service.

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: Bridge City Collective Highlands, LLC, via email breiter@bridgecitycollective.com c/o ntalvacchia@cooperlevenson.com
Benjamin P. Ojserkis Esquire, Applicant's Attorney, via email bojserkis@cooperlevenson.com
Jason Sciuillo, PE, PP, Applicant's Engineer via email jsciullo@sciulloengineering.com
Paul Swartz, RA, Applicant's Architect, USA Architects, 20 N. Doughty Avenue, Somerville, NJ 08876
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer, via email rreid@njcrda.com
Scott Collins, Esquire, CRDA Land Use Board Attorney, via email scollins@riker.com