

PROJECT NARRATIVE

1723 Pacific Avenue
Marvin's Gardens LLC
Block 156, Lot 36
City of Atlantic City

Marvin's Gardens LLC (the "Applicant") is seeking to renovate and occupy the existing building at the property located at 1723 Pacific Avenue, Block 156, Lot 36 in the City of Atlantic City (the "Property") at the corner of Pacific and Indiana Avenues with a Class 5 cannabis retail dispensary via a license 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 bulk variances associated with existing non-conforming conditions for building coverage, site coverage, setbacks and parking. The Applicant also respectfully requests relief from the Green Zone Redevelopment Plan for number of signs permitted.