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May 8, 2024

BCY 001.01

Robert Reid, AICP, PP, Land Use Enforcement Officer
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Re: Review of Minor Site Plan with Variances
Applicant: Bridge City Collective Highlands, LLC
Block 267, Lot 1
3027 Atlantic Avenue
Atlantic City, Atlantic County, New Jersey

Dear Mr. Reid:

Sciullo Engineering Services, LLC ("SE") is assisting Bridge City Collective Highlands, LLC ("Applicant") with the subject project. We are providing this letter to address comments contained in the Environmental Resolution, Inc. (ERI) review letter for the subject application dated April 2, 2024. For ease of reference, the review comments are provided below in *italicized text*, followed by our responses in **bold**. Only those comments requiring a response are included:

Completeness Review/Submission Waivers Required

Submission Waivers- Minor Site Plan Checklist (Form #5)

6. *The project narrative did not address the existing conditions or the surrounding land uses. Appropriate testimony/supplemental information shall be provided.*

The enclosed revised Site Plan by SE notes the other tenants at the project site and uses on surrounding properties and testimony will be provided at the public hearing, if necessary.

8. *The Applicant did not submit proof of ownership.*

The Applicant has a lease agreement with the owner, which was submitted with the original application package. Enclosed is the deed for the property as well as for the parking lot at 3 North Chelsea showing proof of common ownership by Landlord.

17. *List of any existing or proposed deed restrictions, easements, covenants, etc. as recorded or in recordable form if proposed.*

There are no known deed restrictions. Any easements or restrictions requested by CRDA as part of the review process will be provided as conditions of approval. Enclosed is a title report concerning the Property and the parking lot at 3 North Chelsea.

24. *Landscaping Plan, details and plant schedule (19:66-7.6).*

There is no landscaping proposed. The site is covered almost entirely by the existing building. The existing street trees on Atlantic Avenue will remain and street trees cannot be placed on Chelsea Avenue due to overhead utility conflicts. The enclosed Site Plan prepared by SE is revised to note the existing trees and overhead utilities.

Submission Waivers- "C" Variance Checklist (Form #12)

7. *The project narrative did not address the existing conditions or the surrounding land uses. Appropriate testimony/supplemental information shall be provided.*

The enclosed revised Site Plan by SE notes the other tenants at the project site and uses on surrounding properties and testimony will be provided at the public hearing if necessary.

9. *The Applicant did not submit proof of ownership.*

The Applicant has a lease agreement with the owner, which was submitted with the original application package. Enclosed is the deed for the property as well as for the parking lot at 3 North Chelsea showing common proof of ownership.

17. *List of any existing or proposed deed restrictions, easements, covenants, etc. as recorded or in recordable form if proposed.*

There are no known deed restrictions. Any easements or restrictions requested by CRDA as part of the review process will be provided as conditions of approval.

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

- *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.*

The enclosed Site Plan by SE is revised to note the existing tenants in the building on the project site.

2. *A description of the surrounding land uses.*

The enclosed Site Plan by SE is revised to note 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.*

There is an existing loading space already designated on Chelsea Avenue in the location shown on the enclosed plan. At the time of original plan preparation the loading zone was not viewed as a completeness item since it is not a requirement of the Green Zone Redevelopment Plan, CRDA Tourism District Rules at NJAC 19:66, CRDA submission checklists, or NJ CRC regulations at NJAC 17:30. Notwithstanding that the law does not require it, we understand that CRDA has taken the position that loading zones are not only required, but now a completeness submission item. In any case, a loading zone exists as shown on the enclosed revised plan and photograph included on that plan, and included below for reference:



Additionally, we have enclosed Applicant's standard operating procedure (SOP) for load/unload of product and cash.

4. *A Plan showing the existing and proposed signage for the entire site is necessary.*

The Applicant proposes no changes to signage at the property (that was approved in 1990 by the Atlantic City Zoning Board) other than replacement of existing sign board/space at the retail unit they will occupy and in the existing multi-tenant sign on the Chelsea Avenue façade of the building. Enclosed is a plan prepared by the landlord's architect, Craig Dothe, with information on signage as approved in 1990 and signage that will be removed by the owner to ensure the overall signage on the building remains compliant with the 1990 approval from the City. Note that an OPRA request was placed with the City for the 1990 Zoning Board

resolution. Craig Dothe, who worked on the 1990 application and had the approved plans in his office, will provide additional information on the overall building and signage as part of a separate application we understand he is involved with for the landowner for other uses at the site. We respectfully request that this no longer be considered a completeness item since overall signage information is provided and identified in the zoning schedule on the enclosed plan prepared by our office. To the extent additional testimony or variance relief is needed related to signage, we respectfully request that it be made part of the technical review and discussion to address during and as conditions of approval.

5. *A parking easement with 3 Chelsea Avenue.*

Per the attached deed Applicant's landlord Chelsea Atlantic Equities, LLC. owns both 3015 Atlantic Ave. as well as the nearby parking lot at 3 N. Chelsea Avenue.

Enclosed is the second amendment to Applicant's lease dated May 1, 2024 which specifically gives applicant the use of five (5) parking spaces at the 3 N. Chelsea Avenue parking lot. We believe this sufficiently demonstrates Applicants ability to use the parking lot. However, should the CRDA determine a parking easement be required we respectfully request it be made a condition of approval.

6. *A description of how trash and recycling will be managed. Trash / recycling storage area(s) shall also be illustrated on the Plans.*

Both the architectural plans previously provided as well as the site plan prepared by SE illustrate where trash will be stored. Note that non-cannabis trash will be segregated and stored separately from cannabis trash. Any cannabis trash will be returned to the applicable vendors for destruction or disposal in accordance with N.J.A.C. § 17:30-9.14. Prior to pick up by the applicable vendor all cannabis trash will be stored internally at the location marked "cannabis trash storage" on the SE site plan.

We have enclosed Applicants SOP for both non-cannabis as well as cannabis trash.

- *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.*

Enclosed please find copies of the deeds for 3015 Atlantic Ave. (B 266 L 1) and 3 N. Chelsea Ave. (B 267 L 16).

- *List of any existing or proposed deed restrictions, easements, covenants, etc. as recorded or in recordable form if proposed.*

There are no known deed restrictions. Any easements or restrictions requested by CRDA as part of the review process will be provided as conditions of approval.

- *A parking easement with 3 Chelsea Avenue should be provided to ensure the parking remains available to Block 266 Lot 1 and its tenants.*

Per the attached deeds Applicant's landlord Chelsea Atlantic Equities, LLC owns both 3015 Atlantic Ave. as well as the nearby parking lot at 3 N. Chelsea Avenue. Enclosed is the second amendment to Applicants lease dated May

1, 2024 which specifically gives applicant the use of five (5) parking spaces at the 3 N. Chelsea Avenue parking lot. We believe this sufficiently demonstrates Applicants ability to use the parking lot. However, should the CRDA determine a parking easement be required we respectfully request it be made a condition of approval.

- *Landscaping Plan, details, and plant schedule (19:66-7.6). Street trees on Chelsea Avenue and others as appropriate.*

There is no landscaping proposed. The site is covered almost entirely by the existing building. The existing street trees on Atlantic Avenue will remain and street trees cannot be placed on Chelsea Avenue due to overhead utilities. The enclosed Site Plan prepared by SE is revised to note the existing trees and overhead utilities.

Please find enclosed two (2) copies of the following documents for your review:

- Plan entitled "Bridge City Highlands Collective, LLC Cannabis Retail Sales Facility, Atlantic City, Minor Site Plan, 3027 Atlantic Avenue, Block 267, lot 1, Atlantic City, Atlantic County, New Jersey, Site Plan" sheet C2701 prepared by SE, project no. BCY 001.01, last issued 05/08/2024;
- Plan entitled "Renovation at Cannabis Dispensary for Bridge City Collective Highlands, LLC, Exterior Elevations + Signage" sheet A-02 prepared by USA Architects, project no. 2023-162, last revised 4/22/2024;
- Plan entitled "Change of Use and Rehabilitation of the Existing Building at 3015 to 3027 Atlantic Avenue, Atlantic City, NJ 08401" sheet A-2, prepared by Craig E. Dothe Architect LLC, sheet A-2, project no. 2024-11, dated 04/15/2024;
- Second amendment to the lease agreement dated May 1, 2024.
- Deed dated June 15, 2004 for 3 North Chelsea Avenue (Block 267 Lot 16) and 3015 Atlantic Avenue (Block 266 Lot 1);
- Title report for 3015 Atlantic Avenue (Block 266 Lot 1);
- Title report for 3 N. Chelsea Avenue (Block 267, Lot 16);
- Bridge City Collective standard operating procedured for product load in, cash load out, trash and recycling.

Should you have any questions or require additional information, please feel free to contact me at (609) 300-5171 or jsciullo@sciulloengineering.com.

Sincerely,

Sciullo Engineering Services, LLC

A handwritten signature in black ink, appearing to read 'JTS', with a stylized, looping flourish at the end.

Jason T. Sciullo, PE, PP
Principal Engineer

Cc: Bridge City Collective Highlands
Benjamin Ojserkis, Esq.
Brittany Bonetti, Esq.
Nicholas F. Talvacchia, Esq.
Dylan Catino, USA Architects