

PERMITTED OR REQUIRED

RETAIL CANNABIS

300 FT ABOVE BFE

35 FT ABOVE BFE

7,500 SF

150 FT

50 FT

50 FT

70%

80%

0 FT UP TO 35 FT

IN HEIGHT

20 FT GREATER THAN 35 FT IN HEIGHT 0 FT UP TO 35 FT

IN HEIGHT

20 FT GREATER THAN 35

FT IN HEIGHT

20 FT

PACIFIC AVE

INDIANA AVE

25% OF WALL SURFACE

PER ELEVATION

650 SF

20 FT

20 FT

5 FT

20 FT

ROOFLINE

40 FT

5 FT

1 SPACE/300 SF = 22

C.R.D.A. TOURISM DISTRICT ZONING MAP SCALE: 1" = 500'

RESORT COMMERCIAL

PRINCIPAL

BUILDING

ACCESSORY

STRUCTURE

MINIMUM LOT AREA

MINIMUM LOT DEPTH

MINIMUM LOT WIDTH

MINIMUM LOT FRONTAGE

MAXIMUM BUILDING

COVERAGE MAXIMUM IMPERVIOUS

COVERAGE

| MINIMUM FRONT YARD

MINIMUM SIDE YARD

MAX. NUMBER OF

WALL SIGNS PER

FRONTAGE

NUMBER OF AWNINGS,

CANOPIES OR MARQUEE

SIGNS

NUMBER OF

PROJECTING SIGNS NUMBER OF WINDOW

SIGNS NUMBER OF BILLBOARD

SIGNS

TOTAL AREA OF ALL

SIGNS

TOTAL AREA OF

ELECTRONIC BILLBOARD SIGN

MAX. AWNING, CANOPY

OR MARQUEE SIGN

HEIGHT MAX. PROJECTING SIGN

HEIGHT

MAX. GROUND HEIGHT

MAX. POLE SIGN

HEIGHT

MAX. WALL SIGN

HEIGHT

MAX. ELECTRONIC

BILLBOARD SIGN HEIGHT

MIN. GROUND, POLE,

BILLBOARD SETBACK

PARKING

AND ELECTRONIC

(10) MINIMUM REAR YARD

ZONING SCHEDULE

CRDA TOURISM DISTRICT LAND

DEVELOPMENT RULES

REDEVELOPMENT PLAN

(1)

(3)

(5)

(7)

3i

3iii

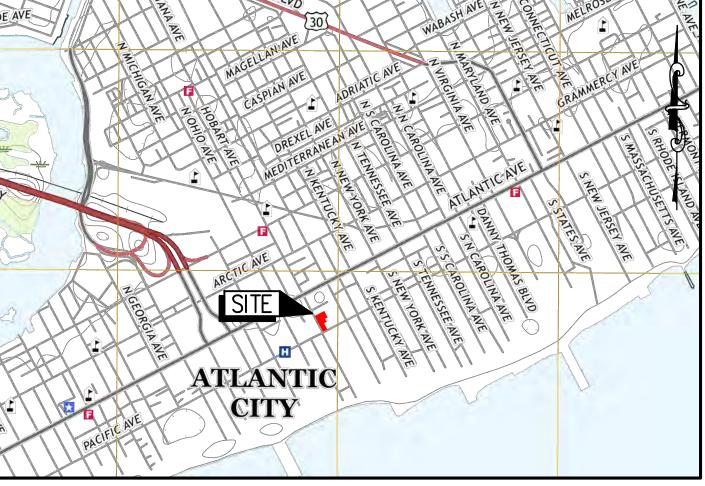
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5iv

5vi

SECTION 19:66-5.10(a)1.i A.C. GREEN ZONE



U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'

CONFORMITY

STATUS

N/A

С

ENC

ENC

N/A

С

С

N/A

DNC

DNC

PROPOSED

IMPROVEMENTS

19 FT

N/A

11,922 SF

175 FT

39 FT

39 FT

53%

95%

0.07 FT

0 FT

30 FT

(1 ON PARKING

LOT SIDE)

N/A

N/A

N/A

N/A

N/A

< ROOFLINE

N/A

N/A

RETAIL PHARMACY | RETAIL CANNABIS

CONDITIONS

19 FT

N/A

11,922 SF

175 FT

39 FT

39 FT

53%

95%

0 FT

30 FT

(1 ON PARKING

LOT SIDE)

0

N/A

N/A

N/A

N/A

N/A

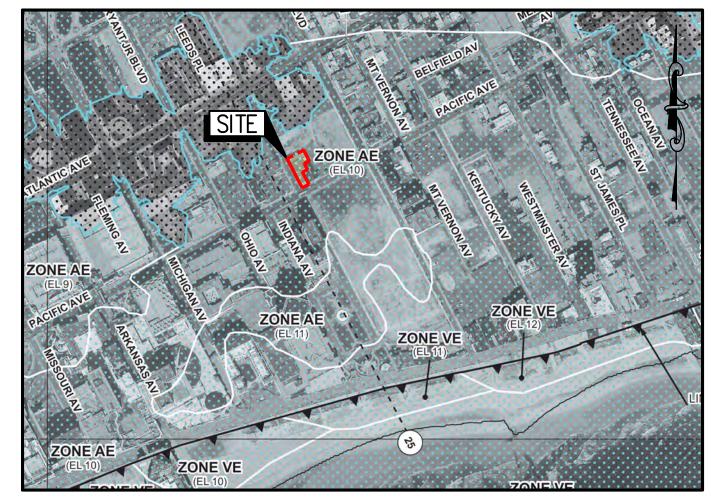
< ROOFLINE

N/A

N/A

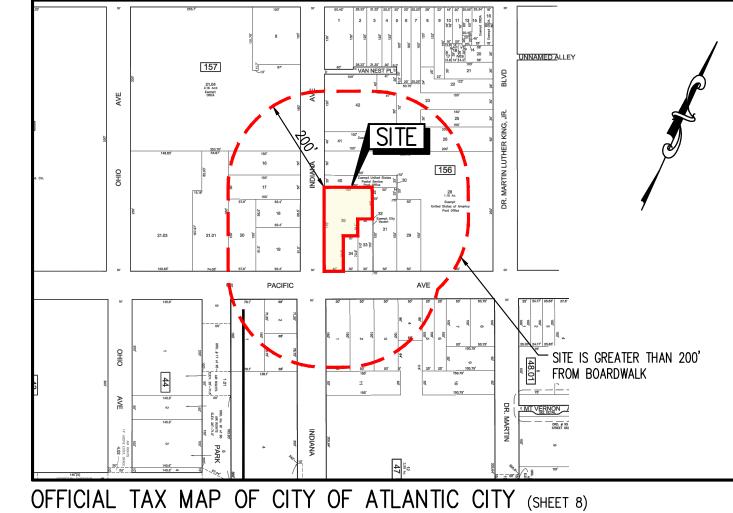
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25% OF FACADE 3.3% OF FACDE



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 1,000'



SCALE: 1" = 200'

CITY OF ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'

						CITY OF ATLANTIC CITY CERTIFIED OWNER'S LIST WITHIN 200'					
LOT 31 BLOCK 156	BLO		DATED 03/04/2 PROPERTY LOCATION	024 OWNER	BLOC	K LO	T PROPERTY LOCATION	OWNER			
NOW OR FORMERLY BOARDWALK PIRS 3 LLC ENCLOSURE NOW OR FORMERLY LOT 32 BLOCK 156	46	1	1804 PACIFIC AVE	TJM ATLANTIC CITY, LLC 5801 ULMERTON RD #200 CLEARWATER, FL 33760	156	32	PACIFIC AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024			
S27'28'00"E 65.00" BOARDWALK PIRS 3 LLC	46	2	1800 PACIFIC AVE	TJM ATLANTIC CITY, LLC 5801 ULMERTON RD #200 CLEARWATER, FL 33760	156	33	1719 PACIFIC AVE	HAVO REALTY LLC 328 S ZENIA AVE GALLOWAY NJ 08205			
SOURCE SO	46	3	106 S INDIANA AVE	TJM ATLANTIC CITY, LLC # 5801 ULMERTON RD #200 CLEARWATER, FL 33760	£200 156	34	1721 PACIFIC AVE	LEMONIOTIS, D&E, VU, PHU 605 N HUNTINGTON AVE MARGATE, NJ 08402			
HAVAO REALTY, LLC RENOVATE EXISTING RETAIL BUILDING TO BECOME CLASS 5 RETAIL CANNABIS DISPENSARY	47	1	1746 PACIFIC AVE	BOARDWALK PIERS 4 LLC 2050 AVE #510 FORT LEE, NJ 07024	156	36	1723 PACIFIC AVE	NJEC ASSOCIATES PO BOX 1159 DEERFIELD, IL 60015			
SZ728'00'E 36.10' (SEE ARCH PLANS)	47	2	1734 PACIFIC AVE	BOARDWALK PIERS 4, LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024	156	40	25 S INDIANA AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401			
BUILDING HEIGHT 19° RECEIVING/STORAGE NOW OR FORMERLY LOT 34 BLOCK 156 NOW OR FORMERLY	47	3	1726 PACIFIC AVE	BOARDWALK PIERS 4, LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	156	41	21 S INDIANA AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401			
LOT 36 BLOCK 156 AREA=11,922 SQUARE FEET AREA SQUARE FEET LEMONIOTIS, D & E VU, PHU EXISTING RETAIL SPACE MOUNTED SIGN	47	4	1720 PACIFIC AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	156	42	11 S INDIANA AVE	THERMAL ENERGY LIMITED PARTNERSHIP 1 1825 ATLANTIC AVE			
BUILDING BUILDING HEIGHT 14/ BACK OF HOUSE BACK OF HOUSE	47	5	1712 PACIFIC AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	157	16	26 S INDIANA AVE	ATLANTIC CITY, NJ 08401 ATLANTICARE HEALTH SERVICES INC 1406 DOUGHTY RD EGG HARBOR TWP, NJ 08234			
MOUNTED SIGN BACK OF HOUSE POSTED ADDRESS #1723 SECURITY AND ADDRESS #1723	47 47 47 47 47 47 47 47 47 47 47 47 47 4	6	1710 PACIFIC AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	157	17	30 S INDIANA AVE	ATLANTICARE HEALTH SERVICES 1406 DOUGHTY RD EGG HARBOR TWP, NJ 08234			
BACK OF HOUSE POSTED ADDRESS #1723 1 STORY MASONRY BUILDING BUILDING FOOTPRINT AREA = 6,401 SQUARE FEET DISPENSARY	BLOCK 47		145 S INDIANA AVE	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	157	17	30 S INDIANA AVE	ATLANTICARE HEALTH SERVICES 1406 DOUGHTY RD EGG HARBOR TOWNSHIP, NJ 08234			
RESTRIPE EXISTING 10 SPACES TO BECOME 9 SPACES WITH COMPLIANT ACCESSIBLE	1 56		KING DR	HERBOARDWALK PIERS 3 LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024	157	18	34 S INDIANA AVE	ATLANTICARE HEALTH SERVICES 1406 DOUGHTY RD EGG HARBOR TWP, NJ 08234			
SI AOL SIZL & AISLL BUILDING HEIGHT 14° 488° SIZE AON SIZE AND S	156		20 S DR MARTIN LUTHER KING DR	BOARDWALK PIERS 4, LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	157	19	1801 PACIFIC AVE	ATLANTICARE HEALTH SERVICES 1406 DOUGHTY RD EGG HARBOR TWP. NJ 08234			
SET ACCESS FUSTING SIGN - SECURE ENTRY & EXIT	156		22 S DR MARTIN LUTHER KING DR	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024	157	20	1807 PACIFIC AVE	ATLANTICARE HEALTH SERVICES 1406 DOUGHTY RD EGG HABROR TWP, NJ 08234			
DRIVEWAY APRON BEGINNING	156	27	S INDIANA AVE RR	BOARDWALK PIERS 4 LC 2050 CENTER AVE 510 FORT LEE, NJ 07024	157	21.0	4 7 S OHIO AVE	ATLANTICARE HEALTH SERVICES 1406 DOUGHTY RD EGG HARBOR TWP, NJ 08234			
REPLACE ACCESSIBLE SPACE SIGN & ADD VAN SIGN TO EXISTING POST **INDIANA AVENUE* **50' PUBLIC RIGHT OF WAY* **INDIANA AVENUE* **INDIANA AVENUE*	156	28	1701 PACIFIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401				LOG HANDON THI, NO 00254			
ONE WAY	156		1713 PACIFIC AVE	BOARDWALK PIERS 3 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024							
GRAPHIC SCALE 20 0 10 20	156		S DR MARTIN LUTHER KING DR RR	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024							
BLOCK 157	156	31	1715 PACIFIC AVE	BOARDWALK PIERS 3 LLC 2050 CENTER AVE FORT LEE, NJ 07024							
PARKING LOT — 1 INCH = 20 FEET			UTILITIES								
RESERVED PARKING R7-8 12" X 18" STEEL SIGN ON A WHITE BACKGROUND, GREEN BORDER AND SIGN LETTERNAL PILLE & WHITE SYMPOLE SIGN			ACMUA ATT: INDIA STILL, PO BOX 117 401 N. VIRGINIA A ATLANTIC CITY, NJ		ATLANTIC CITY ELE ATT: GREGORY BRI 2542 FIRE ROAD EGG HARBOR TOWN	UBAKER	J 08234				

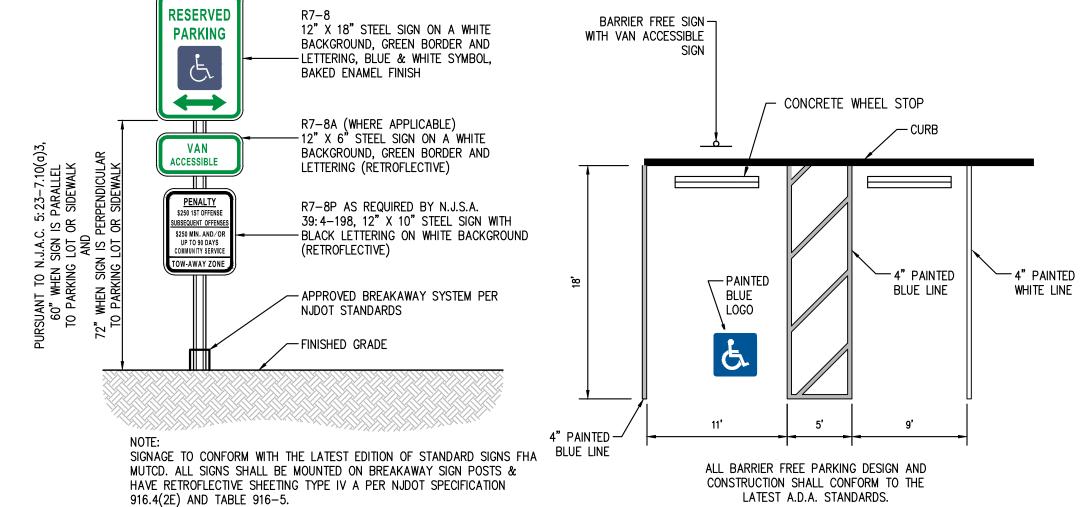
BARRIER FREE PARKING DETAIL

N.T.S.

SITE PLAN SCALE: 1" = 20

GENERAL NOTES

- 1. EXISTING INFORMATION TAKEN FROM PLAN ENTITLED "ALTA/NSPS LAND TITLE SURVEY" BY BOCK & CLARK DATED 6/11/18, LAST REVISED 9/18/2018 2. CANNABIS WASTE TO BE STORED INSIDE SECURED
- AREA AS REQUIRED BY CANNABIS REGULATORY COMMISSION REQUIREMENTS. 3. SEE ARCHITECTURAL PLANS FOR BUILDING DESIGN.



BARRIER FREE SIGN

PLEASANTVILLE, NJ 08232 OWNER NJEC ASSOCIATES LLC 1723 PACIFIC AVENUE ATLANTIC CITY, NEW JERSEY 08401

ATLANTIC CITY SEWERAGE COMPANY

1200 ATLANTIC AVENUE, SUITE 300

ATLANTIC COUNTY UTILITIES AUTHORITY

ATT: DAN KWAPINSKI

ATT: MATT DENAFO

PO BOX 996

ATLANTIC CITY, NJ 08401

APPLICANT MARVIN'S GARDENS LLC 5 GREENTREE CENTRE 525 ROUTE 73 NORTH, SUITE 104 MARLTON, NEW JERSEY 08053

SOUTH JERSEY GAS COMPANY ATLANTIC DIVISION

ATT: BRIANNA DIRKES

111 N. FRANKLIN BLVD

PLEASANTVILLE, NJ 08232

19:66-5.8(b) A.C. GREEN ZONE REDEVELOPMENT PLAN | MAX. SIGNS PER SITE

> C = CONFORMSDNC = DOES NOT CONFORM

5.1.2.d.7.q

ENC = EXISTING NON-CONFORMING

SCIULLO, P.F., NEW JERSEY LICENSE 1 050

COMPANIES INUE, BUILDING 5-100 ₩ ₹ S E

DISPENSARY

MARVIN'S

LOT 36 , NEW JI

GARDENS
MINOR SITE PLA
SIFIC AVENUE; BLOCK
IC CITY, ATLANTIC C

SCALE SHEET
AS SHOWN 1 OF 1

RON 5051 SO

STN 001.01