

PROJECT NARRATIVE

114 S. Tennessee Avenue, 112 S. Tennessee Avenue
and 1400 Pacific Avenue
also known as Block 53, Lots 26, 27 and 28
City of Atlantic City
August 14, 2024

MAP 3 PARTNERS LLC (the "Applicant") seeks preliminary and final minor site plan approval, conditional use approval and variance relief to develop an outdoor retail and entertainment complex on the properties located at 114 S. Tennessee Avenue, 112 S. Tennessee Avenue and 1400 Pacific Avenue, also known as Block 53, Lots 26, 27 and 28 in the City of Atlantic City, County of Atlantic and State of New Jersey ("the "Property"). Currently the Property consists of vacant land and a parking lot. Applicant proposes to consolidate the referenced properties and create a Container Park at the Orange Loop consisting of 20 retail containers, 1 restroom container, 2 farming containers, a second deck seating area, a covered stage for entertainment, a food truck, 28 parking spaces and a freestanding sign. The Property is located within the Resort Commercial (RC) zoning district where retail and entertainment are permitted uses.

Applicant requests variance relief for the following: (a) maximum impervious coverage (80% is permitted, 95.7% is existing and 86.6% is proposed); and (b) minimum ground pole setback (5 ft. is permitted, 0 is existing and 2 ft. is proposed).

The Applicant also requests any other variances, waivers, exceptions or other relief that the Casino Reinvestment Development Authority, Division of Land Use and Regulatory Enforcement, deems necessary for this application.