



Principals
Richard Rehmann, GISP
Richard Heggan, PLS, PP
Jeffery MacPhee, PLS
Carolyn A. Feigin, PE, PP

May 10, 2024

Lance B. Landgraf, Jr., PP, AICP
Casino Reinvestment Development Authority
Division of Land Use and Regulatory Enforcement
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

Re: TECHNICAL REVIEW #1: CRDA # 2024-04-3629
Minor Site Plan Approval
Hammerhead Manufacturing Company NJ, LLC
112 Park Place (Block 44, Lot 1)
Atlantic City, NJ 08401
ARH # 2410094

Dear Mr. Landgraf:

ARH ASSOCIATES has reviewed the following information towards issuance of Preliminary & Final Major Site Plan Approval for the above-referenced Application:

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Cover Letter from Applicant's Engineer	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	04/18/2024	
Completeness Review Response Memo		04/09/2024	
CRDA Land Use Application	Owner / Applicant	04/17/2024	
Project Narrative			
Four (4) Color Photographs of Site			
Minor Site Plan Checklist (Form #5)	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	Undated	
"c" Variance Checklist (Form #12)			
Hammerhead Cannabis Manufacturing – Minor Site Plan	Jason T. Sciallo, PE, PP of Sciallo Engineering Services, LLC	04/18/2024	
Architectural Plans and Elevations	CLC Design Studio	Undated	
Safety & Security Plan	Owner / Applicant	Undated	
Manufacturing Plan			
Transportation/Delivery Plan		06/14/2023	03/22/2024

Per this information, our office offers the following comments:

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

www.arh-us.com

I. PROJECT INFORMATION & CONTACT INFORMATION

The 29,120 sf site is situated along the triple frontage corner of Ohio Avenue, Pacific Avenue, and Park Place. The site is presently developed with a multistory building that is the parking garage for the Claridge Hotel and also contains retail, office and other uses throughout. The Applicant seeks approval to replace existing office space on the 5th floor with a Class 2 cannabis manufacturing facility as well as occupation of the existing offices on the 3rd floor for their office use. No exterior improvements are proposed. An application for a retail dispensary on the 1st floor was approved under Resolution #23-80 with numerous variances and existing non-conformities in which the current application appears not to exacerbate.

Below please find the contact information for the responsible parties associated with this Application:

APPLICANT
Hammerhead Manufacturing Company NJ, LLC Austin Crissman 801 Mapleton Avenue Middletown, Delaware 19709 Email: austin@hammerheadhemp.com

OWNER
TJM Atlantic City, LLC Brian DeWinne PO Box 2837, Atlantic City, NJ 08401 Phone: 609-487-4400 Email: bdewinne@claridge.com

ARH Associates

TECHNICAL REVIEW #1: CRDA # 2024-04-3629
Minor Site Plan Approval
Hammerhead Manufacturing Company NJ, LLC
112 Park Place (Block 44, Lot 1)
Atlantic City, NJ 08401
ARH # 2410094
Page 3

ENGINEER/PLANNER

Jason T. Sciullo, PE, PP
Sciullo Engineering Services, LLC
137 South New York Avenue, Suite B
Atlantic City, NJ 08401
Phone: 609-300-5171
Email: jsciullo@sciulloengineering.com

ARCHITECT

Christine Casile
CLC Design Studio, LLC
112 Park Place
Atlantic City, NJ 08401
Phone: 215-696-0231
Email: christina@clcdesignstudio.com

ATTORNEY

Theodore Flowers
40 West Evergreen Avenue, Suite 104
Philadelphia, PA 19118
Phone: 215-694-0117
Email: ted@moriconiflowers.com

II. ZONING REVIEW

The subject property is situated within the Resort Commercial (RC) zoning district. Cannabis manufacturing is a permitted use in the zone as per the Green Zone Redevelopment Plan. The below table summarizes the bulk requirements for this zone:

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

www.arh-us.com

BULK ITEMS	REQUIREMENT	EXISTING	PROPOSED
Max. Principal Building Height	3000 ft (from BFE)	< 300 ft	NC
Min. Lot Area	7,500 sf	29,120 sf	NC
Min. Lot Depth	150 feet	200 feet	NC
Min. Lot Width	50 feet	145.6 feet	NC
Min. Lot Frontage	50 feet	145.6 feet	NC
Min. Principal Front Yard Setback (up to 35' in height)	0 feet	0 feet, 0 feet, +/-10 feet	NC
Min. Principal Front Yard Setback (> 35' in height)	20 feet	0 feet, 0 feet, +/- 20 feet (ENC)	NC
Min. Principal Side Yard Setback (up to 35' in height)	0 feet	0 feet	NC
Min. Principal Side Yard Setback (> 35' in height)	20 feet	0 feet (ENC)	N/A
Min. Principal Rear Yard Setback	20 feet	N/A	NC
Max. Building Coverage	70 %	+ /- 95 % (ENC)	NC
Max. Impervious Coverage	80 %	+ /- 98 % (ENC)	NC

N/A = Not Applicable; NC = No Change; ENC = Existing Non-Conformity;
 NP = Not Provided; TBP = To Be Provided; **V = Variance Required**

PARKING	REQUIREMENT	REQUIRED	PROPOSED
Warehouse	1 space per 500 sf of GFA (1,188 sf)	4 spaces	0 Spaces (See Comment III.B.1. below)

It shall be noted that the Applicant has cautiously requested variances from the number of signs on site which were previously granted under CRDA Resolution 23-80 for the first floor cannabis retail facility, and no new signage is proposed. The Applicant does not exacerbate any existing non-conformities or previously granted variances.

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
 Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

www.arh-us.com

III. ENGINEERING COMMENTS

A. GENERAL

1. The Tax Map Sheet # shall be provided in the title block on the site plan.
2. The proposed conditions within the Zoning Schedule on the site plan appear to be the existing conditions as these items were previously proposed and approved per CRDA Resolution # 23-80. As the schedule is setup now, it appears the Applicant is proposing signage whereas they state in Note # 7 that no signs are proposed. Also, the Zoning Schedule states three (3) window signs and nine (9) overall signs were previously granted variances, whereas the previously granted variances were for two (2) window signs and eight (8) overall signs. These discrepancies shall be addressed.
3. The minimum lot frontage on the Zoning Schedule shall be revised to match the lot width.
4. The Applicant shall provide testimony regarding odor control mitigation in accordance with CRC regulations for the proposed cannabis cultivation facility.
5. The Applicant shall provide testimony on cannabis waste and general waste disposal for the manufacturing facility. Is cannabis waste to be stored in the plant destruction room? The location of the cannabis waste and general waste areas shall be depicted on the floor plans as necessary.

B. PARKING & LOADING

1. As per N.J.A.C. 19:66-5.8(b), for warehouse uses, the closest applicable use to cannabis manufacturing, one (1) parking space is required per 500 SF of floor area. The 3,200 SF fifth floor cannabis manufacturing facility will require seven (7) parking spaces. Note #5 on the site plan shall be revised to reflect seven (7), not six (6), spaces are required for proposed conditions. The facility will have direct access from within the parking garage which contains more than seven (7) spaces on its respective parking level. It shall be noted the existing use for this cannabis facility was office space which required eight (8) spaces. The Applicant is also occupying the third floor office space, which was previously offices. There is no change to the demand in parking for the third floor operations. The Applicant shall provide testimony on the parking for the site and if the employees will have designated parking stalls.
2. The Applicant shall provide testimony on the loading operations for the cannabis facility. There appears to be a striped area within the garage for loading at the northerly and southerly ends of the facility. What kind of vehicles are anticipated for loading operations? Is this striping existing or proposed? If proposed, does it eliminate existing parking spaces?

IV. COFONE CONSULTING PLANNING REVIEW

Zoning Compliance

The property is located within the Green Zone Redevelopment Area, encompassing the RC Resort Commercial District. The proposed use is a principal permitted use in the Green Zone Redevelopment Area.

The intent of the Green Zone Redevelopment Area is for diversifying the local economy, increasing opportunities for private investment, increasing pedestrian traffic, with collateral reduction in crime, and reducing the existing commercial vacancy rate and abandoned commercial space along Atlantic Avenue and Pacific Avenue and in the Orange Loop.

The engineering review portion of this letter lists required variance relief.

Master Plan Review

The subject property is located within the Atlantic City Tourism District. Pursuant to the New Jersey CRDA Atlantic City Tourism District Master Plan, the overall intention and vision is to “reinvigorate Atlantic City in the near-term as the leading resort destination in the Northeast and beyond (Page 4, New Jersey CRDA Atlantic City Tourism District Master Plan). Among others, overarching objectives are to “develop an economically viable and sustainable tourism district” and “[expand] Atlantic City’s tourism and economic bases” (Id, Page 1-2).

Planning Analysis and Issues for Consideration by the Board

1. No new variances are created. There are various existing, non-conformities on the site, and variances for the sign package for the building’s first floor tenant were granted by the CRDA via Resolution 23-80, adopted June 20, 2023. No additional variance testimony is necessary.

ARH Associates

2. The Applicant shall provide detailed testimony on the operation of the business, with a specific focus on staffing, product manufacturing and storage, security, delivery, etc.
3. Given the nature of the proposed use, the Applicant shall provide testimony on refuse storage and collection.
4. The Applicant shall discuss how the application will advance the intent of the New Jersey CRDA Atlantic City Tourism District Master Plan, the Green Zone Redevelopment Area, and the Tourism District.
5. The Applicant shall comply with the conditions of all previous approvals received for the site.
6. The Applicant shall furnish any resolution and/or prior approvals from, and agreements with, the City of Atlantic City, if any.

V. POST APPROVAL CONSIDERATIONS

Should the Board grant the desired approval for this Application, Applicant, and/or its professionals must:

- A. Submit any required revisions to the Board as outlined above for review.**
- B. Obtain approvals from all outside agencies, if necessary. Provide copies to the Board.**
- C. Contact the Board Secretary to reconcile any outstanding review escrow accounts prior to Final Plan Certification, Signature, or the issuance of building permits, as applicable.**

ARH Associates

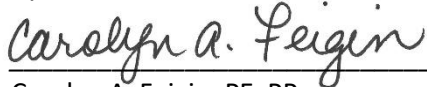
TECHNICAL REVIEW #1: CRDA # 2024-04-3629
Minor Site Plan Approval
Hammerhead Manufacturing Company NJ, LLC
112 Park Place (Block 44, Lot 1)
Atlantic City, NJ 08401
ARH # 2410094
Page 8

Any resubmissions in response to this report should be accompanied by a point-by-point response to all items. To facilitate the Board's decision-making process, Applicants are strongly encouraged to resolve as many items as possible prior to the hearing on this matter.

Respectfully Submitted,

ARH ASSOCIATES

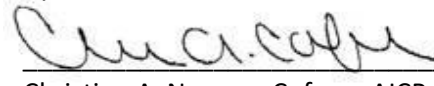
By



Carolyn A. Feigin, PE, PP
CRDA Consulting Engineer

COFONE CONSULTING GROUP

By



Christine A. Nazzaro-Cofone, AICP, PP
CRDA Consulting Planner

cc: Robert L. Reid, AICP, NJPP
Christine A. Nazzaro-Cofone, AICP, PP
Scott Collins, Esq.
Tetje Linsk

\\arh-us.com\enterprise\fileroom\tf\2\2410094\eng\cor\technical review letter\2024-05-10 technical review letter
#1.docx

ARH Associates

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

www.arh-us.com