



Principals
Richard Rehmann, GISP
Richard Heggan, PLS, PP
Jeffery MacPhee, PLS
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July 29, 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 # 2023-10-3537
Minor Site Plan w/ Variance Approval
Slamn Sammy's LLC
2616 Pacific Avenue
Block 35, Lot 15
Atlantic City, NJ 08401
ARH # 2410097

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
Project Narrative	Brian J. Callaghan, Esq.	Undated	
CRDA Land Use Application	Owner / Applicant	05/01/2024	
Four (4) Color Photographs of Site			
Project Narrative			
Minor Site Plan Checklist (Form #5)	Brian J. Callaghan & Craig F. Dothe	04/26/2024	
"c" Variance Checklist (Form #12)			
Cannabis Dispensary Plans	Craig F. Dothe, LLC	04/04/2024	
Land Title Survey	Robert J. Catalano, PLS	02/20/2024	
Deed	Brian J. Callaghan, Esq.	02/25/2005	

Per this information, our office offers the following comments:

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Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

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I. PROJECT INFORMATION & CONTACT INFORMATION

The 790.5 SF site is a through lot with primary frontage on Pacific Avenue and secondary frontage on Texas Court. The site is presently developed with a two story, mixed use building. The Applicant seeks approval to construct a first floor commercial space into a cannabis dispensary with proposed signage. The Applicant is seeking a revocable license agreement from the City for any overhangs projecting into the ROW. Additionally, out of the scope of our office's review, the Applicant is requesting a certificate of non-conformity for the second floor residential use.

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

APPLICANT / OWNER

Slamn Sammy's, LLC
52 Dunmore Avenue
Trenton, NJ 08618
Phone: 609-435-6369
Email: sammybslamn@gmail.com

ARCHITECT/PLANNER

Craig F. Dothe
33 N. Brighton Avenue
Atlantic City, NJ 08401
Phone: 609-348-2236
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Page 3

ATTORNEY

Brian J. Callaghan, Esq.
101 N. Washington Avenue, Suite 14
Margate, NJ 08402
Phone: 609-348-5300
Email: bjclaw@comcast.net

II. ZONING REVIEW

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

BULK ITEMS	REQUIREMENT	EXISTING	PROPOSED
Max. Principal Building Height	3000 ft (from BFE)	21.7 ft	NC
Min. Lot Area	7,500 sf	790.5 sf (ENC)	NC
Min. Lot Depth	150 feet	51.00 feet (ENC)	NC
Min. Lot Width	50 feet	15.50 feet (ENC)	NC
Min. Lot Frontage	50 feet	15.50 feet (ENC)	NC
Min. Principal Front Yard Setback (up to 35' in height)	0 feet	2.00' Over (Bay Window) (Pacific Avenue) (ENC)	NC
		0.25' Over (Texas Court) (ENC)	
Min. Principal Side Yard Setback (up to 35' in height)	0 feet	0.26' Over (ENC)	NC
Min. Principal Rear Yard Setback	20 feet	N/A	N/A

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Page 4

BULK ITEMS	REQUIREMENT	EXISTING	PROPOSED
Max. Building Coverage	70 %	99.85 % (ENC)	NC
Max. Impervious Coverage	80 %	100.00 % (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
Retail	1 space per 300 sf of GFA (678 sf)	3 spaces	0 Spaces (V) (See Comment III.B.1. below)
Residential (2-BR)	2.0 spaces per unit (1 unit)	2 spaces	
TOTAL		5 spaces	

The Applicant has not specifically requested any variances with their application; however, the following variance appears to be necessary:

- Section 19:66-5.8 – Where the existing tattoo parlor and residential uses required four (4) parking spaces, whereas the proposed cannabis retail and existing residential use require five (5) parking spaces, creating an increase in demand of one (1) parking space required, and zero parking spaces are provided.

III. ENGINEERING COMMENTS

A. GENERAL

- The tax map sheet #, and the block and lot shall be provided in the title block.
- The Graphic Scale shall be provided for the various details at different scales on sheet Z-1.
- The existing and proposed lot frontage in the Zoning Schedule shall be revised to be 15.50 feet.
- The Zoning Schedule indicates a 0.09' front yard setback but it is dimensioned as 0.10' from Pacific Avenue ROW in the Site Plan. This discrepancy shall be addressed.
- The Zoning Schedule shall be revised to indicate two front setbacks as the southerly façade of the building fronts Texas Court and is incorrectly labeled

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as a rear yard setback.

6. Texas Court shall be labeled on the Site Plan and the 0.25' dimension shall be revised to read a front yard dimension that is over the property line.
7. The Applicant shall clarify what the 0.57' dimension is measuring at the front of the building along Pacific Avenue.
8. The 0.26' side yard as labeled on the site plan shall be revised to mention it is over the property line.
9. It shall be noted that the building extends over the property lines on the northerly, southerly, and westerly sides. The Applicant shall clarify the building line on the westerly side of the building on the site plan as it appears to not be uniformly 0.26' over the property line. The Applicant shall clarify the building line on the easterly side of the building as it appears to be missing. Furthermore, the Applicant shall clarify the discrepancies of the building lines on the easterly and westerly side as provided on the site plan vs the first floor plan as they show conflicting information with where the building lies in conjunction with the property lines. All building line discrepancies shall be addressed on the site plan and floor plan.
10. The front and side elevations show conflicting building height dimensions. This discrepancy shall be revised, and the building height provided in the Zoning Schedule shall be revised if necessary.
11. The dimensions of the protrusions of the existing bay window and proposed marquee sign into the City's ROW shall be provided on the site plan.

B. PARKING, LOADING & REFUSE COLLECTION

1. As per N.J.A.C. 19:66-5.8, for retail uses, one (1) parking space is required per 300 SF of floor area. The 678 SF cannabis retail facility will require three (3) parking spaces. Per RSIS, two (2) spaces are required for a two-bedroom apartment. One (2) two-bedroom apartment exists and is to remain, requiring two (2) parking spaces. A total of five (5) parking spaces are required for the proposed conditions. The parking calculations on the site plan shall be revised accordingly. Per N.J.A.C. 19:66-5.8, the existing tattoo parlor required two (2) parking spaces and the existing two-bedroom apartment required two (2) parking spaces. A total of four (4) parking spaces were required for the existing conditions. Zero parking spaces exist or are proposed on-site. A variance is required for the increase in demand of one (1) parking space. The Applicant shall provide testimony regarding the parking variance.
2. As no new parking areas or reconstruction to existing parking areas are proposed, no EV parking is required.
3. The Applicant shall provide testimony regarding where the cannabis dispensary customers and/or employees will park to access the site.
4. The Applicant shall provide testimony on the loading operations for the

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cannabis facility. The plans demonstrate an existing loading space on Texas Avenue to be utilized with a secure service entry at the southerly entry of the site to be accessed via Texas Court. Testimony shall include the times of the loading operations, size of the loading space, size of the delivery vehicles and if they are able to properly circulate into the loading space. Has there been coordination with other businesses that utilize this loading space so as not to interfere with their existing loading operations? Has there been an approval or discussion with the City to utilize this loading space?

5. The Applicant shall provide testimony on cannabis waste and general waste refuse collection operations for the proposed site. The location of the secured cannabis waste shall be provided on the floor plan, and it shall be separate from the general/retail waste. If a refuse collection vehicle is to access the southerly entrance of the site, a circulation plan shall be provided.

C. ADA & FLOOD COMPLIANCE

1. The existing first floor FF for the building appears to contain a 0.24' high single riser into the building from the existing sidewalk grade. The Site Plan shall be revised to provide ADA access into the cannabis retail use. The entrance doors may need to be lowered to be flush with the sidewalk elevation and an internal ramp to reach the existing FF elevation may be necessary.
2. The property is located within Flood Zone AE 10 as per the latest revised preliminary FIRM from FEMA. However, the first floor FF elevation is at 7.04'. Testimony shall be provided on flood damage prevention measures for the proposed improvements in conformance with FEMA standards. It shall be noted that the residential unit on the second floor is above the BFE.
3. The FF floor elevation shall be provided on the site plan, not just the elevation views.

D. GREEN ZONE REDEVELOPMENT PLAN

1. The Applicant shall provide testimony regarding the proposed cannabis retail facility's compliance with the Green Zone Redevelopment Plan including hours of operations, number of employees, security measures, trash storage, etc.
2. The Applicant shall provide testimony on the status of a letter of support from the Mayor of Atlantic City for the proposed cannabis retail use and the status of a Class V retail license from NJ CRC. Is the dispensary to be considered a micro-dispensary?

E. LANDSCAPING & LIGHTING

1. No Landscaping is proposed with the subject application nor does any appear to exist on site.
2. The Applicant shall provide testimony regarding the site lighting in conformance with N.J.A.C. 19:66-7.10. Is there lighting proposed for the

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building entry?

F. SIGNAGE

1. The Applicant shall provide testimony regarding the proposed marquee and wall signs' compliance with N.J.A.C. 19:66-5.7(j). Is the marquee sign attached to the bay window?

G. MISCELLANEOUS

1. A revocable license shall be obtained from the City for the building, bay window, and marquee sign protrusions into Pacific Avenue's ROW and the building protrusion into the Texas Court ROW. It shall be noted that the exterior stairs to the second floor within Texas Court's ROW are to be removed.
2. The common lot line for Lot 13 and Lot 14 shall be depicted on the site plan. The Applicant shall provide testimony if they received approval from the property owner(s) to the west for the subject building protruding into their lot(s).

IV. COFONE CONSULTING PLANNING REVIEW

Zoning Compliance

The property is located within the Green Zone Redevelopment Area, encompassing the Resort Commercial (RC) 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.

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

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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

We offer the following for your consideration in reviewing the Application:

- 1) The Applicant’s professional planner shall provide the required statutory proofs for the proposed variance. The only new variance condition is for the increase in parking demand from the existing non-conforming condition of 3.7 cars to 4.26 cars. We note that the “Parking Calculation” table in the submitted Architectural Plan “rounds down” the proposed parking demand from 4.26 cars to 4 cars (the existing parking demand is 3.7 cars, with a notation of “round up” to 4 cars. The CRDA Land Use Regulations do not contain a provision of rounding up/down of parking demand.
- 2) We note that there are ample parking options available throughout the area, as well as a well-defined pedestrian circulation network along with the availability of public transit and ride-sharing.
- 3) The Applicant shall provide testimony on the operation of the business, with a specific focus on product storage, patron access, on-site product consumption, security, etc.
- 4) The Applicant’s architect shall provide testimony about the functionality and type of the proposed site lighting, security and refuse storage and collection.
- 5) The Applicant’s architect shall provide testimony about the proposed signage and building alterations.
- 6) 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.

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Page 9

- 7) The Applicant shall comply with the conditions of all previous approvals received for the site.
- 8) The Applicant shall furnish prior approvals from, and agreements with, the City of Atlantic City that involved the site, if any.

V. POST APPROVAL CONSIDERATIONS

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

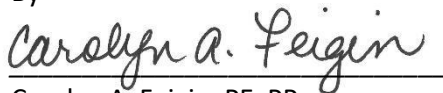
- A. Submit any required revisions to the Board as outlined above for review.**
- B. Obtain approvals from all outside agencies, if necessary. Provide copies to the Board.**
- C. Contact the Board Secretary to reconcile any outstanding review escrow accounts prior to Final Plan Certification, Signature,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

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

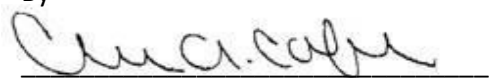
By



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.
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