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June 26, 2024  
31623 51

**Re: Bridge City Collective Highlands, LLC  
Minor Site Plan w/ Bulk Variances  
Completeness Review #2**  
Block 267, Lot 1  
3027 Atlantic Avenue  
Atlantic City, NJ  
Application # 2024-03-3608

Lance B. Landgraf, Jr., AICP, PP, Director of Planning & Development  
Casino Reinvestment Development Authority  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

Dear Mr. Landgraf:

An Application for a Minor Site Plan with Bulk Variances has been received for the subject premises:

**Applicant Information**

- Applicant: Bridge City Collective Highlands, LLC  
40 E. 43<sup>rd</sup> Street, Apt 2  
Bayonne, NJ 07002
- Owner: Chelsea Atlantic Equities, LLC  
1000 Easton Road  
Wyncote, PA 19095
- Engineer: Jason Sciallo, PE, PP  
Sciallo Engineering Services, LLC  
137 S. New York Avenue  
Atlantic City, NJ 08401
- Surveyor: Daniel J. Ponzio, Sr. Company & Associates, LLC  
3910 South Boulevard  
Atlantic City, NJ 08401
- Architect: Paul B. Swartz, AIA, RA  
USA Architects  
20 N. Doughty Avenue  
Somerville, NJ 08876

- Traffic: None Noted
- Attorney: Benjamin P. Ojserkis, Esquire  
Cooper Levenson, PA  
1125 Atlantic Avenue  
Atlantic City, NJ 08401

### **Documents Submitted**

1. Cover Letters from Benjamin P. Ojserkis, Esq., Applicant's Attorney, dated May 8, 2024 and March 14, 2024.
2. CRDA City of Atlantic City Land Use Application, dated March 11, 2024, including public notices, tax certifications, etc.
3. Consent of Owner, Chelsea Atlantic Equities, LLC, dated February 29, 2024.
4. NJ CRDA City of Atlantic City Minor Site Plan Checklist (Form #5), prepared by Sciullo Engineering Associates, undated.
5. NJ CRDA City of Atlantic City "c" Variance Checklist (Form #12), prepared by Sciullo Engineering Associates, undated.
6. Site Photos, consisting of 3 photos.
7. Project Narrative, dated March 2024
8. Letter of Final Approval from Dianna Houenou, Chairperson, NJ Cannabis Regulatory Commission, dated September 12, 2022.
9. Letter of acceptance of Conditional License Class 5 Retailer by Brant Reiter to Dianna Houenou, dated September 14, 2022.
10. Resolution of the City of Atlantic City No. 657, supporting the suitability of the proposed cannabis business, adopted August 23, 2023.
11. Lease Agreement, dated July 7, 2023 between Chelsea Atlantic Equities, LLC and Bridge City Collective Highlands, LLC.
12. Operating Agreement, signed by Brant Reiter, dated May 19, 2022.
13. Architectural Plans titled "Renovations at Cannabis Dispensary for Bridge City Collective Highlands, LLC" prepared by Paul Swartz Architect, consisting of the following sheets:
  - a. Sheet A-01, Existing and Proposed Floor Plans, dated February 13, 2024.
  - b. Sheet A-02, Exterior Elevations + Signage, dated February 13, 2024.
14. Site Plan titled "3027 Atlantic Avenue Cannabis Dispensary, Site Plan", prepared by Sciullo Engineering, dated March 13, 2024.
15. "Survey & Topography" prepared by Daniel J. Ponzio, Sr. Company and Associates LLC, dated January 5, 2024.
16. "Certified List" of Property Owners Letter, from Arlene Wilkerson, dated March 7, 2024.
17. "Certification of Payment" of Taxes by Tashiya Terry, Principle Cashier, Collector of Taxes, dated March 8, 2024.
18. City of Atlantic City Certificate of Land Use Compliance, including marked up exhibits, issued on June 13, 2024.

### **A. Project Description and Background**

This application was submitted by Bridge City Collective Highlands, LLC, which is a proposed Class 5 Cannabis Retailer and requires licensing from the NJ Cannabis Regulatory Commission (CRC) in addition to appropriate land use approvals. The site fronts on the northeast corner of Atlantic Avenue and

Chelsea Avenue and includes twenty (20) existing off-street parking spaces located adjacent to Block 267, Lot 16 (3 Chelsea Avenue), **which is located outside the Tourism District.**

The site is located within the Central Business District (CBD) Zoning District and within the Green Zone Redevelopment Area. The adopted Green Zone Redevelopment Plan permits the proposed Class 5 Cannabis Retailer. Aside from the interior building improvements it does not appear that any site improvements are proposed in conjunction with the application.

### **B. Completeness Review / Submission Waivers Required**

Submission waivers are required from Items 18, 21, 26, 28, 32, 34, 35, and 36 of the Minor Site Plan Checklist (Form # 5). The Applicant has requested waivers from Item Nos. 23, 24, 25, 27, 28, 32, and 34 to 36, this office does not have an objection to these waiver requests based upon the plans and project narrative however testimony should be provided to justify these waivers. The Applicant has identified Item Nos. 17, 21, and 26 as “Not Applicable” and this office agrees with the Applicant that Items 10, 18, and 21 do not apply to this application.

**The outstanding items enumerated in our Completeness Review Letter #1, dated April 2, 2024 have been satisfactorily addressed. We have no objection to the application being deemed complete.**

Please contact the undersigned if you require any additional information or have any questions. We are pleased to be of service.

Sincerely yours,



G. Jeffrey Hanson, PE, CME  
CRDA Land Use Board Engineering Consultant



David Benedetti, PP, AICP  
CRDA Land Use Board Planning Consultant

GJH/djb

Cc: Bridge City Collective Highlands, LLC, via email [breiter@bridgecitycollective.com](mailto:breiter@bridgecitycollective.com) c/o [ntalvacchia@cooperlevenson.com](mailto:ntalvacchia@cooperlevenson.com)  
Benjamin P. Ojserkis Esquire, Applicant's Attorney, via email [bojserkis@cooperlevenson.com](mailto:bojserkis@cooperlevenson.com)  
Jason Sciuillo, PE, PP, Applicant's Engineer via email [jsciullo@sciulloengineering.com](mailto:jsciullo@sciulloengineering.com)  
Paul Swartz, RA, Applicant's Architect, USA Architects, 20 N. Doughty Avenue, Somerville, NJ 08876  
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer, via email [rreid@njcrda.com](mailto:rreid@njcrda.com)  
Scott Collins, Esquire, CRDA Land Use Board Attorney, via email [scollins@riker.com](mailto:scollins@riker.com)