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August 7, 2024
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**Re: Bridge City Collective Highlands, LLC
Minor Site Plan w/ Bulk Variances
Technical Review #1
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. 43rd Street, Apt 2
Bayonne, NJ 07002
- **Owner:** Chelsea Atlantic Equities, LLC
1000 Easton Road
Wyncote, PA 19095
- **Engineer:** Jason Sciuillo, PE, PP
Sciuillo 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. Cover Letters from Jason Sciullo, PE, PP of Sciullo Engineering Services, LLC, dated May 8, 2024.
3. CRDA City of Atlantic City Land Use Application, dated March 11, 2024, including public notices, tax certifications, etc.
4. Consent of Owner, Chelsea Atlantic Equities, LLC, dated February 29, 2024.
5. NJ CRDA City of Atlantic City Minor Site Plan Checklist (Form #5), prepared by Sciullo Engineering Associates, undated.
6. NJ CRDA City of Atlantic City "c" Variance Checklist (Form #12), prepared by Sciullo Engineering Associates, undated.
7. Site Photos, consisting of 3 photos.
8. Project Narrative, dated March 2024
9. Letter of Final Approval from Dianna Houenou, Chairperson, NJ Cannabis Regulatory Commission, dated September 12, 2022.
10. Letter of acceptance of Conditional License Class 5 Retailer by Brant Reiter to Dianna Houenou, dated September 14, 2022.
11. Resolution of the City of Atlantic City No. 657, supporting the suitability of the proposed cannabis business, adopted August 23, 2023.
12. Lease Agreement, dated July 7, 2023 between Chelsea Atlantic Equities, LLC and Bridge City Collective Highlands, LLC.
13. Operating Agreement, signed by Brant Reiter, dated May 19, 2022.
14. 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 April 22, 2024.
 - b. Sheet A-02, Exterior Elevations + Signage, dated April 22, 2024.
15. Site Plan titled "3027 Atlantic Avenue Cannabis Dispensary, Site Plan", prepared by Sciullo Engineering, dated March 13, 2024, last revised May 8, 2024.
16. "Survey & Topography" prepared by Daniel J. Ponzio, Sr. Company and Associates LLC, dated January 5, 2024.
17. "Certified List" of Property Owners Letter, from Arlene Wilkerson, dated March 7, 2024.
18. "Certification of Payment" of Taxes by Tashiya Terry, Principle Cashier, Collector of Taxes, dated March 8, 2024.
19. City of Atlantic City Certificate of Land Use Compliance, including marked up exhibits, issued on June 13, 2024.
20. Architectural plan titled "Change of Use and Rehabilitation of the Existing Building Located at 3105 to 3027 Atlantic Avenue", Sheet A-2, illustrating the various existing and proposed business identification signage, prepared by Craig F. Dothe, RA, dated April 15, 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. Through its lease agreement with the landlord, the Applicant has the rights to utilize no fewer than five (5) off-street parking spaces located directly to the north of the adjacent property located at 3 North Chelsea Avenue (Block 267, Lot 16), which is located outside of the Tourism District. That lot contains a total of twenty-six (26) off-street parking spaces. Loading and unloading is proposed to occur via a designated loading zone along the northbound shoulder of N. Chelsea Avenue, directly adjacent to the employee / delivery entrance along N. Chelsea Ave. Solid waste and recycling are proposed to be stored inside the facility prior to their collection. Three (3) residential units are existing / proposed on the second and third floors of the subject property.

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

- This application was deemed complete on June 26, 2024. Submission waivers are required from Items 23, 24, 25, 26, 28, 32, 34, 35, and 36 of the Minor Site Plan Checklist (Form # 5). We have no objection to the waivers requested, as the information submitted by the Applicant demonstrates that these waivers are justified and / or not applicable to the current application.

C. Bulk Variance Review

- The following is a summary of conformance with the bulk standards of the Central Business Zoning District (CBD). There are existing non-conformities that are not being exacerbated by the current application for building coverage, impervious coverage, and front yard setbacks.

DIMENSION	REGULATION	REQUIRED	EXISTING	PROPOSED	STATUS
Height, Max. (Feet)	19:66-5.12(a)(1)iv(1)	65	+/-31	+/-31	C
Lot Area (Sq Ft)	19:66-5.12(a)(1)iv(2)	5,000	14,125	14,125	C
Lot Depth (Feet)	19:66-5.12(a)(1)iv(3)	100	113	113	C
Lot Width (Feet)	19:66-5.12(a)(1)iv(4)	50	125	125	C
Lot Frontage (Feet)	19:66-5.12(a)(1)iv(5)	50	125	125	C
Building Cover. Max. (%)	19:66-5.12(a)(1)iv(6)	30	84	84	ENC
Impervious Cover, Max. (%)	19:66-5.12(a)(1)iv(7)	80	100	100	ENC
Front Yard, Min. (Feet)	19:66-5.12(a)(1)iv(8)	5	0	0	ENC
Side Yard, Min. (Feet)	19:66-5.12(a)(1)iv(9)	0	2	2	C
Rear Yard, Min. (Feet)	19:66-5.12(a)(1)iv(10)	20	N/A	N/A	N/A
Maximum Density	19:66-5.12(a)(1)iv(12)	25 du/ac	6.2 du/ac	6.2 du/ac	C
Required Parking (1,490 sf)	19:66-5.8(b)1	5 1 sp /300 sf	0	5	V
Minimum On-site Loading	19:66-5.8(c)	1	0	0	C

C – Conforms**ENC – Existing Nonconforming Condition****V – Variance Required**

2. Section 19:66-5.8(b)1 of the Land Development Rules requires a minimum of one (1) off-street parking space per 300 SF of retail floor space. The proposed cannabis business comprises 1,490 SF, resulting in a requirement of five (5) off-street parking spaces. There are zero (0) off-street parking spaces provided on the subject site, however five (5) parking spaces at Block 267, Lot 16 (3 N. Chelsea Ave.), are provided in the landlord's lease agreement with the Applicant. We defer to the CRDA Solicitor regarding whether a variance is required. Any approval granted should be conditioned upon the continued availability of a minimum of five (5) parking spaces at 3 N. Chelsea Ave. If these spaces are no longer available to the Applicant and cannot be provided elsewhere, the Applicant shall return to seek the appropriate variance relief.
3. By their nature sign variance applications can be very complex, especially in a mature community. The Applicant has submitted exterior signage plans approved as part of a CLUC application by the NJ CRDA on June 13, 2024. These plans are adequate for the requirements in 5.1.2.d.7. The Applicant has also provided floor plans for the entire building, including the three residential units on the second and third floors. Summaries of the signage enumerated in the 2024 CLUC application and the bulk requirement conformance of the existing signage along the North Chelsea, Atlantic and Morris Avenues frontage are as follow:

It should be noted that the Applicant has abandoned the two off-site signs for the Days Inn Motel on the Boardwalk and will not be replaced and the architectural elevations should be revised.

2024 CLUC APPLICATION SIGNAGE STATS

SYMBOL	SIZE	SQ. FT.	ORIENTATION	STATUS	DESCRIPTION	TYPE	FUNCTION
P-1	29'0" x 4'0"	116	Chelsea Avenue	INSTALLED	Printed Sign	Awning	Business
P-2	8'0" x 2'0"	16	Chelsea Avenue	INSTALLED	Printed Sign	Wall	Business
P-3	10'0" x 3'0"	30	Chelsea Avenue	INSTALLED	Printed Sign	Wall	Business
P-4	8'0" x 12'0"	96	Chelsea Avenue	REMOVED	Box Sign	Wall	Off-site Business
P-5	8'0" x 2'0"	16	Chelsea Avenue	INSTALLED	Channel Letter	Wall	Business
P-6	8'0" x 2'0"	16	Atlantic Avenue	INSTALLED	Channel Letter	Wall	Business
P-7	14'0" x 4'0"	56	Atlantic Avenue	INSTALLED	Printed Sign	Awning	Business
P-8	12'0" x 2'0"	24	Atlantic Avenue	INSTALLED	Box Sign	Wall	Business
P-11	16'0" x 7'6"	120	Morris Avenue	REMOVED	Box Sign	Wall	Off-site Business

EXISTING CHELSEA AVENUE SIGNAGE CALCULATIONS

Area	178 SF Signs		2,521 SF Wall	7.01% Coverage	COMPLIES
Number/Business	4 Signs		4 Businesses	1 Sign/Business	COMPLIES
Advertising/Off-site Sign		1 Sign for Boardwalk Days Inn			REMOVED

EXISTING ATLANTIC AVENUE SIGNAGE CALCULATIONS

Area	96 SF Signs	1,865 SF Wall	5.1% Coverage	COMPLIES
Number/Business	3 Signs	3 Businesses	1 Sign/Business	COMPLIES

EXISTING MORRIS AVENUE SIGNAGE CALCULATIONS

Area	0 SF Signs	1,189 SF Wall	0.0% Coverage	COMPLIES
Advertising/Off-site Sign	1 Sign for Boardwalk Days Inn			REMOVED

4. The narrative submitted with the application indicates that a variance is being sought to permit three (3) wall signs, whereas a maximum of two (2) are permitted by the CRDA rules. A variance is required.
5. The Applicant shall provide a concise summary of the existing and proposed signage currently approved under the CLUC that was issued on June 13, 2024, including a summary of any and all signage that was not previously approved or included in the CLUC, so that the appropriate variance relief can be determined.
6. With respect to "c" variances the applicant must demonstrate that the strict application of the zoning regulations to the property creates a hardship or results in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property. In addition, the applicant will have to demonstrate that the benefits of granting any variance outweigh the detriments.

D. Site Plan Review / General Comments

1. The applicant should testify to the nature of the deed restrictions for 3027 Atlantic Avenue (Block 266 Lot 1) and 3 Chelsea Avenue (Block 267 Lot 16) and any affect they may have on the current application. The deed restrictions are recorded in Book 131, Page 18; Book 130, Page 307; Book 130, Page 121; and Book 132, Page 203.
2. Section 19:66-5.8 (c) of the Land Development Rules does not require a loading space for commercial uses less than 10,000 SF, the applicant proposes to use the city-designated loading zone on Chelsea Avenue. However, the Applicant should provide testimony regarding how the loading and unloading of any delivered product(s), cash, etc. will be achieved considering the absence of a dedicated loading space and what types and sizes of vehicles are anticipated to execute such deliveries. The Zoning Chart on the Scullo Engineering site plan indicates that loading / unloading is proposed within the alley at the rear of the property. Loading / unloading from the alley is not possible given the 12-foot width of the alley.
3. Approval of the design standards promulgated in the Green Zone Redevelopment Plan is required from the City of Atlantic City. The Applicant should provide testimony regarding the status of the City's review of this application.
4. Per the Green Zone Redevelopment Plan Section 5.1.d.8 which governs security and surveillance measures, an electronic alarm system that automatically notifies the police and the business owner shall be installed. The Applicant shall provide testimony / supplemental information regarding the proposed security and surveillance measures. It is recommended that any approval be conditioned upon the proposed measures being submitted to the City Police Department for their review and approval before the issuance of a Certificate of Land Use Compliance.
5. Based upon the information submitted by the Applicant, it appears that the only existing encroachments upon City right(s)-of-way are limited to an awning on Chelsea Avenue, for Magic Nailz and an awning on Atlantic Avenue, for A.C. Sandwiches. The Applicant's professionals shall provide testimony regarding these and any other existing encroachments or proposed encroachments. A revocable licensing agreement from the City of Atlantic City is required for all existing and / or proposed signs, awnings, light fixtures, etc. encroaching upon / projecting into the City's right-of-way.

6. The Applicant shall provide testimony on the nature and volume of trash as well as, the proposed method(s) for handling and disposal of trash and recycling. Sections 19:66-7.12(c) and 19:66-7.12(k) of the Land Development Rules stipulate the design requirements for outdoor trash and recycling areas. A designated area for storage of same is provided within the proposed business and the Applicant shall provide testimony that ample room exists for the storage of the volume of these materials anticipated to be generated.
7. Approval of the design standards promulgated in the Green Zone Redevelopment Plan is required from the City of Atlantic City. The Applicant should provide testimony regarding compliance with the design standards.

E. Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. New Jersey Cannabis Regulatory Commission
 - b. City of Atlantic City Green Zone Design Standards Review
 - c. Atlantic City Construction Department / Building Code Official
 - d. Atlantic City Police Department
 - e. All others as necessary

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

Cc: Bridge City Collective Highlands, LLC, via email breiter@bridgecitycollective.com c/o ntalvacchia@cooperlevenson.com
Benjamin P. Ojserkis Esquire, Applicant's Attorney, via email bojserkis@cooperlevenson.com
Jason Sciuillo, PE, PP, Applicant's Engineer via email 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
Scott Collins, Esquire, CRDA Land Use Board Attorney, via email scollins@riker.com