

RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT THE OPERATION OF A CLASS 5 CANNABIS DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS AT THE SUBJECT PROPERTY LOCATED AT 1723 PACIFIC AVENUE, BLOCK 156 LOT 36, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-06-3481

WHEREAS, pursuant to P.L. 2011, c. 18, as amended (the “Act”), the Casino Reinvestment Development Authority (the “Authority”): (i) designated the Atlantic City Tourism District by Resolution 11-25, adopted April 19, 2011; (ii) established the Land Use Regulation and Enforcement Division to, among other matters, hear applications for development in the Tourism District by Resolution 11-33, adopted April 19, 2011; and (iii) adopted the master plan, zoning and land use ordinances and regulations, and zoning maps approved by the City by Resolution 11-34, adopted April 19, 2011; and

WHEREAS, pursuant to Resolution 12-14, adopted February 1, 2012, the Authority adopted the “New Jersey CRDA Atlantic City Tourism District Master Plan” prepared by Jones Lang LaSalle, LLC and dated February 1, 2012 (the “Master Plan”) (as affirmed and readopted pursuant to Resolution 12-23, adopted February 21, 2012), subject to further comment and revision, which master plan shall become effective upon the adoption of design, development and land use regulations on January 2, 2018; and

WHEREAS, Marvin’s Garden, LLC (the “Applicant”), seeks Minor Site Approval with Variances pursuant to N.J.S.A. 40:55D-70(c) to permit the operation of a Class 5 cannabis dispensary for the sale of adult use recreational cannabis at the subject property located at 1723 Pacific Avenue, Block 156 Lot 36, on the Tax Map of Atlantic City, located in the Resort Commercial (RC) Zoning District, within the Green Zone Redevelopment Area; and

WHEREAS, on August 15, 2024, the Authority’s Land Use Regulation and Enforcement Division convened a public hearing on Application 2023-06-3481 in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and the Act, and subsequently prepared and delivered a Hearing Officer’s Report and Recommendation dated October 30, 2024 (the “Report”), incorporated herein by this reference and appended hereto as Exhibit “A”; and

WHEREAS, the Authority intends to adopt the findings, conclusions and recommendations of the Hearing Officer, as detailed in the Report dated October 30, 2024.

NOW THEREFORE, BE IT RESOLVED by the Casino Reinvestment Development Authority that:

1. The above recitals are incorporated herein, as if set forth in full.
2. Based on the record in this matter, the Minor Site Plan with Variances pursuant to N.J.S.A. 40:55D-70(c) under Application 2023-06-3481 is hereby approved in

accordance with the Hearing Officer's Report and Recommendation dated October 30, 2024.

3. A copy of this Resolution shall be immediately transmitted to the Governor. This Resolution shall take effect immediately, but no action authorized herein shall have force and effect until the earlier of the passage of ten (10) days, Saturdays, Sundays and public holidays excepted, after the delivery of the copy to the Governor, or the Governor's approval.

I hereby certify that this document is a true and correct copy of Resolution 24-135 of the Casino Reinvestment Development Authority.

Michael Beson
MICHAEL BESON, SECRETARY

MEETING OF NOVEMBER 19, 2024



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

EXHIBIT "A" TO RESOLUTION 24- , ADOPTED 11/19/2024

TO: Members of the Authority

FROM: Lance B. Landgraf, Jr., Land Use Hearing Officer

COPY: Eric Scheffler, Executive Director

SUBJECT: Hearing Officer's Report and Recommendation
Application #2023-06-3481
Marvin's Gardens, LLC
Minor Site Plan Approval with Variances Pursuant to N.J.S.A. 40:55D-70(c)
1723 Pacific Avenue
Block 156, Lot 36
Resort Commercial (RC) Zoning District
Green Zone Redevelopment Area

DATE: October 30, 2024

EXECUTIVE SUMMARY

On August 15, 2024, the Casino Reinvestment Development Authority (the "Authority") heard testimony and public comment on the above-subject application. The Applicant, Marvin's Gardens, LLC (the "Applicant"), seeks Minor Site Plan Approval to permit the operation of a Class 5 dispensary for the sale of adult use recreational cannabis at the subject property. Other than signage and façade improvements, no exterior improvements are proposed. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. Variances pursuant to N.J.S.A. 40:55D-70(c) are required for parking and signage.

The Applicant demonstrated by evidence and testimony that the development proposal generally conforms to the site plan standards and technical requirements of the Authority's Tourism District Land Development Rules and Green Zone Redevelopment Plan. In addition, the Applicant demonstrated by evidence and testimony that the grant of the requested variances is warranted. Therefore, for the reasons more fully outlined below, the Hearing Officer recommends that the Application be approved by the Authority.



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

INTRODUCTION

Application Information

Marvin's Gardens, LLC
Minor Site Plan Approval with Variances Pursuant to N.J.S.A. 40:55D-70(c)
1723 Pacific Avenue
Block 156, Lot 36
Resort Commercial (RC) Zoning District
Green Zone Redevelopment Area

A hearing on the Application was conducted in accordance with the requirements of the Open Public Meetings Act, the Municipal Land Use Law and P.L. 2011, c. 18.

The Applicant seeks Minor Site Plan Approval to permit the operation of a Class 5 dispensary for the sale of adult use recreational cannabis at the subject property. Other than signage and façade improvements, no exterior improvements are proposed. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. Variances pursuant to N.J.S.A. 40:55D-70(c) are required for parking and signage.

Evidence List

- A-1 Application Materials
- B-1 Letter from Environmental Resolutions, Inc. dated August 7, 2024

FINDINGS OF FACT

The Applicant seeks Minor Site Plan Approval to permit the operation of a Class 5 dispensary for the sale of adult use recreational cannabis at the subject property. Other than signage and façade improvements, no exterior improvements are proposed. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. Variances pursuant to N.J.S.A. 40:55D-70(c) are required for parking and signage.

The attorney for the Applicant, Damon G. Tyner, Esq., introduced the application generally and provided background regarding the specific relief sought by the Applicant.

The Applicant presented the testimony of Jason Sciuillo, P.E., P.P., who was qualified as an expert in the fields of professional engineering and professional planning. Mr. Sciuillo described the location of the site, existing conditions and development proposal. He



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described proposed layout, floor plan and operations features. Other than façade improvements, signage and parking lot striping, no exterior improvements are proposed.

Mr. Sciullo testified that trash will be stored in an existing trash enclosure on site. He agreed on behalf of the Applicant to replace the existing chain link fencing around the trash enclosure with vinyl fencing. Mr. Sciullo testified that deliveries will arrive via sprinter van and loading will be accomplished outside of the hours of operation from the drive aisle. He testified that no changes to existing lighting are proposed, but agreed on behalf of the Applicant to perform a night-light function test as a condition of any approval. Any changes to lighting will be subject to the review and approval of the Authority and its consultants.

Mr. Sciullo testified that there are 10 existing parking spaces on site. The parking lot will be restriped to provide 8 parking spaces and one ADA-compliant parking space. He noted that there are 5 existing signs and that the Applicant proposes to reduce the number of signs to 3.

Mr. Sciullo testified that the property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. He testified that the Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) to permit 9 on-site parking spaces where a minimum of 22 on-site parking spaces are required, and three signs where a maximum of two signs are permitted.

Mr. Sciullo testified that the property has a grandfathered parking shortfall of 12 parking spaces. Accordingly, the Applicant requires a variance for the lack of 1 on-site parking space. He testified that the Applicant proposes to reduce the total number of signs to make the existing condition less non-conforming.

Mr. Sciullo testified that the characteristics of the property and the structures lawfully existing thereon present a hardship in providing the required on-site parking. He noted that there is no opportunity to provide additional parking spaces on-site, and the parking needs for the proposed use are adequately addressed through available public parking in the vicinity of the site. He also opined that the reduction in the number of signs is an improvement over the existing conditions. With respect to the negative criteria, Mr. Sciullo testified that the grant of the variances would not have any substantial detriment to the Tourism District Master Plan or Tourism District Land Development Rules.

The Applicant presented the testimony of Joseph Simmons, who is the regional manager for the Applicant. He explained his background in the cannabis industry and testified that the Applicant proposes the operation of a Class 5 dispensary for the sale of adult use recreational cannabis at the subject property. He testified regarding operational features and noted that the Applicant will have approximately 5 to 10 employees on site at any



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given time. These will include register operators, inventory personnel and security personnel. He testified the facility will be open from 8 am to 10 pm daily. He testified that the facility will receive 2 to 3 deliveries per week. Cannabis waste will be disposed of in accordance with Cannabis Regulatory Commission regulations.

Mr. Simmons testified that the Applicant will agree to the following as a condition of any approval:

- Comply with all standards and requirements of the Green Zone Redevelopment Plan, including architectural standards.
- Have its security plan approved by the Atlantic City Police Department.
- Make all security cameras subject to monitoring by the Atlantic City Police Department.
- Comply with all requirements of the Cannabis Regulatory Commission.

Jeffrey Hanson, P.E., was qualified as an expert in the field of professional engineering and provided testimony on behalf of the Authority. Mr. Hanson testified that he supports the approval of the Application, subject to the Applicant's compliance with all requirements of the Environmental Resolutions, Inc. review letter dated August 7, 2024.

Paul Brown offered public comment in support of the Application.

CONCLUSIONS OF LAW

Minor Site Plan Approval

A land use agency's authority in reviewing an application for site plan approval is limited to determining whether the development plan conforms to the zoning ordinance and the applicable provisions of the site plan ordinance. See Pizzo Mantin Group v. Township of Randolph, 137 N.J. 216 (1994).

Here, based on the evidence and testimony, the Applicant has demonstrated that development plan generally conforms to the site plan standards and technical requirements of the Tourism District Land Development Rules and Green Zone Redevelopment Plan.

Variances Pursuant to N.J.S.A. 40:55D-70(c)

For variances requested pursuant to N.J.S.A. 40:55D-70(c)(1) and (c)(2), an applicant must demonstrate through evidence and testimony that the positive and negative criteria of the statutory requirements have been met.

Positive Criteria



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The positive criteria for variances requested pursuant to N.J.S.A. 40:55D-70(c)(1) is satisfied if relief can be granted for a specific piece of property upon the finding of hardship arising out of the exceptional narrowness, shallowness, shape, or exceptional topographic conditions of specific piece of property or from a structure lawfully existing thereon. See Lang v. Zoning Board of Adjustment, 160 N.J. 41 (1999). The positive criteria for variances requested pursuant to N.J.S.A. 40:55D-70(c)(2) is satisfied if one or more purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of that deviation would substantially outweigh any detriment to the public good. Ketcherick v. Bor. Mountain Lakes, 256 N.J. Super. 646 (App. Div. 1992); Green Meadows v. Planning Board, 329 N.J. Super. 12 (App. Div. 2000).

Here, the Applicant requests variances pursuant to N.J.S.A. 40:55D-70(c) to permit 9 on-site parking spaces where a minimum of 22 on-site parking spaces are required, and three signs where a maximum of two signs are permitted. The characteristics of the property and structures lawfully existing thereon present a hardship in providing the required on-site parking as there is no opportunity to provide parking spaces on-site. The parking needs for the proposed use are adequately addressed through available public parking in the vicinity of the site. In addition, the reduction in the number of signs is an improvement over existing conditions.

Negative Criteria

Relief under N.J.S.A. 40:55D-70(c)(1) and (c)(2) cannot be granted unless the negative criteria is satisfied. The negative criteria required for all “c” variances is that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of the zone plan and the zoning ordinance.

The evidence and testimony demonstrate that the grant of the requested variances will not create any detriment to the public good, and will not substantially impair the purpose and intent of the Tourism District Mast Plan and the Tourism District Land Development Rules.

RECOMMENDATION

For all of the foregoing reasons, the Hearing Officer recommends that the Application for Minor Site Plan Approval with variances pursuant to N.J.S.A. 40:55D-70(c) to permit the operation of a Class 5 dispensary for the sale of adult use recreational cannabis at the subject property be approved. The grant of approval of this Application shall be expressly conditioned upon the Applicant complying with all conditions of prior approvals, satisfying all representations made by the Applicant or by others on its behalf during the course of the hearing on this matter before the Hearing Officer.



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The grant of approval shall be further conditioned upon compliance with all applicable requirements of the Tourism District Land Development Rules, Atlantic City Ordinances, and the requirements of any City agency, board or authority. Any approval granted in accordance herewith shall be further expressly conditioned upon the Applicant obtaining all other necessary governmental approvals, and compliance with all Federal, State and local laws.

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Christopher J. Noll, PE, CME, PP
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Marc H. Selover, LSRP, PG

August 7, 2024
31623 55

Re: Marvin's Gardens, LLC (CRDA Application #2023-06-3481)
Minor Site Plan with Bulk Variances
Technical Review #1
1723 Pacific Avenue
Block 156, Lot 36
Atlantic City, NJ, 08401

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 Variances has been received for the subject premise:

Applicant Information

- Applicant: Marvin's Gardens, LLC
5 Greentree Centre
525 Route 73 North, Suite 104
Marlton, NJ 08053
- Owner: NJEC Associates, LLC c/o Jeffrey Feil
7 Penn Plaza, Suite 1100
New York, NY 10001
- Attorney: Damon G. Tyner, Esquire
Damon G. Tyner, LLC
114 Rainbow Trail
Egg Harbor Township, NJ 08234
- Engineer: Jason Sciuillo, PE, PP
Sciuillo Engineering Services, LLC
137 South New York Avenue, Suite 2
Atlantic City, NJ 08401
- Planner: Same as Engineer
- Architect: Craig Dothe, RA
33 N. Brighton Avenue
Atlantic City, NJ 08401

Documents Submitted

1. Application Cover Letter, prepared by Damon G. Tyner, Esquire, Applicant’s Attorney, dated April 29, 2024.
2. Response to Completeness Letter, prepared by Jason Sciullo, PE, PP, dated July 8, 2024.
3. CRDA City of Atlantic City Land Use Application, dated April 23, 2024.
4. 200-foot Property List, dated March 4, 2024.
5. Project Narrative, 1723 Pacific Avenue, Marvin’s Gardens LLC, undated, preparer unspecified.
6. CRDA Minor Site Plan Checklist (Form #5), undated.
7. CRDA “c” Variance Checklist (Form 12), undated.
8. Site Photographs, 3 Sheets, undated.
9. New Jersey Cannabis Regulatory Commission (NJCRC) Approval of Annual License Application, dated January 22, 2024.
10. Site Plan titled “Marvin’s Gardens Dispensary, Minor Site Plan”, prepared by Sciullo Engineering Services, LLC, dated April 17, 2024, and last revised July 8, 2024.
11. Commercial Real Estate Lease Assignment for 1723 Pacific Avenue, Atlantic City, Consisting of 6 pages, dated June 20, 2023.
12. Architectural Plans titled “Mew Dispensary Located at 1723 Pacific Avenue, prepared by Craig Dothe, RA, consisting of the following sheets:
 - a. Sheet Z-1, Proposed Floor Plan, dated June 18, 2024 and last revised July 8, 2024.
 - b. Sheet Z-2, Proposed Building Elevations & Sign Elevations & Details, dated June 18, 2024.
 - c. Sheets SC-1, Proposed Security First Floor Plan, dated June 18, 2024.
13. Resolution No. 389 of 2023 of the City of Atlantic City, adopted May 24, 2023.
14. ALTA/NSPS Land Title Survey, prepare by Stires Associates PA, dated June 1, 2018, and last revised September 18, 2018.
15. “Title Report: Block 156 Lot 36, 1723 Pacific Avenue”, prepared by Jersey National Title, Inc., dated July 1, 2024.
16. “Marvin’s Gardens, LLC, Safety and Security Plan (Narrative)”, 9 pages, preparer unknown, undated.
17. Certification of Payment of Property Taxes for 1723 Pacific Avenue, Block 156 Lot 36, by Kacey B. Johnson, Collector of Taxes, dated April 26, 2024.

A. Project Description and Background

The application was submitted by Marvin’s Gardens, 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 is located on the northeast corner of Pacific Avenue and Indiana Avenue and has a bituminous paved parking lot with nine (9) off-street parking spaces, including one (1) ADA-accessible space. Loading and unloading is proposed to occur in the driveway area of the parking lot, directly adjacent to the loading / service entrance at the rear of the building. Solid waste and recycling are proposed to be stored outside the facility within an existing trash enclosure prior to their collection. The Applicant is seeking a Minor Site Plan approval with Bulk Variance approval.

The site is located within the Resort Commercial (RC) Zoning District and also 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, building façade and business identification signage improvements, parking lot striping, and signage are also proposed.

B. Completeness Review / Submission Waivers Required

1. We recommended that the application be deemed complete in our Completeness Review Letter #2, dated July 22, 2024. The Applicant requires submission waivers from Item Nos. 17, 18, 19, 21, 23, 24, 25, 26, 27, 28, 29, 32, 34, 35 & 36 of the Minor Site Plan Checklist (Form # 5). We have no objection to the granting of these waivers, as many are not applicable, on the condition that the following comments are satisfactorily addressed via supplemental information and / or testimony.
2. Regarding Checklist Item No. 19, this item was listed as not applicable, however a Certificate of Occupancy is required from the Construction Official, approval is required from the City’s Architectural Review professional for compliance with the Green Zone Redevelopment design standards, issuance of the appropriate cannabis license is required from the NJCRC, and all other outside agency approvals are required as a condition of any approval granted. The waiver should not be granted.
3. Regarding Checklist Item No. 25, Lighting Plan, The waiver can be granted subject to a night light function test to illustrate compliance with ordinance lighting requirements. It should be noted that the Applicant has agreed to the performance of a night light function test as a condition of approval, as per the Sciuolo Engineering letter of July 8, 2024. Same should be affirmed by the Applicant via testimony.
4. Regarding Checklist Item No. 29, The Applicant should provide testimont regarding the nature and volume of waste and recycling that is anticipated to be generated by the proposed use how wastes and recyclables will be removed from the site. Additional information shall be provided to demonstrate that the outdoor trash enclosure complies with the requirements of Sections 19:66-7.12(c) and 19:66-7.12(k) of the Land Development Rules, which regulates the storage of waste and recycling and screening of same.

C. Zoning / Bulk Variance Review

1. The following is a summary of conformance with the bulk standards of the Resort Commercial (RC) Zoning District:

DIMENSION	REGULATION	REQUIRED	EXISTING	PROPOSED	STATUS
Max. Height (Feet)	19:66-5.10(a)1.iv (1)	300	19	19	C
Min. Lot Area (Sq Ft)	19:66-5.10(a)1.iv (2)	7,500	11,922	11,922	C
Min. Lot Depth (Feet)	19:66-5.10(a)1.iv (3)	150	175	175	C
Min. Lot Width (Feet)	19:66-5.10(a)1.iv (4)	50	39	39	ENC
Min. Lot Frontage (Feet)	19:66-5.10(a)1.iv (5)	50	39	39	ENC
Max. Bldg. Cover (%)	19:66-5.10(a)1.iv (6)	70	53	53	C
Max. Impervious Cover (%)	19:66-5.10(a)1.iv (7)	80	95	95	ENC
Min. Front Yard (Feet)	19:66-5.10(a)1.iv (8)	0	0.07	0.07	C
Min. Side Yard (Feet)	19:66-5.10(a)1.iv (9)	0	2	2	C
Min. Rear Yard (Feet)	19:66-5.10(a)1.iv (10)	20	30	30	C
Min. Off Street Parking Spcs.	19:66-5.8(b)	22	10	9	V
Max. # Signs per site	Green Zone 5.1.2.d.7.q	2	5	3	V

C – Conforms

ENC – Existing Nonconforming Condition

V – Variance Required

2. Section 19:66-5.10(a)(1)(iv)(4) of the Land Development Rules requires a minimum lot width of 50', whereas 39.0' is provided. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
3. Section 19:66-5.10(a)(1)(iv)(5) of the Land Development Rules requires a minimum lot frontage of 50', whereas 39.0' is provided. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
4. Section 19:66-5.10(a)(1)(iv)(7) of the Land Development Rules permits a maximum impervious coverage of 80%, whereas 95% is proposed. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
5. 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 floor space for retail uses, consequently twenty-two (22) parking spaces are required for this size structure (6,401 SF), whereas nine (9) spaces are proposed. A variance is required.
6. Green Zone Redevelopment Plan Section 5.1.2.d.7.q limits the maximum number of signs per site to two (2) total, whereas a total three (3) wall signs are proposed (2 along the Indiana Ave. frontage and 1 along the Pacific Ave. frontage). A variance is required. It should be noted that the existing site currently has five (5) total signs.
7. 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 provide testimony regarding how the loading and unloading of the delivered products, cash, and any other products/supplies will be achieved safely and securely. The proposed loading / unloading area appears to potentially conflict with cars backing out of the off-street parking spaces. It may be preferable to designate one of the parking spaces for loading / unloading purposes to eliminate the potential conflict.
2. 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.
3. 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.

E. Outside Agency Permits and Approvals

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

We reserve the right to make further comments as revised submittals are received. Please contact the undersigned if you require any additional information or have any questions.

Sincerely yours,

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

gjh/djb

Cc: Marvin's Gardens, LLC, Email ron@ronstengsr.com
NJE Associates, LLC c/o Jeffrey Feil, Email: bpmrealty@aol.com
Damon G. Tyner, Esquire, Email: dytyner@tynerlawteam.com
Jason Sciuillo, Email: jsciullo@sciulloengineering.com
Craig Dothe, Email: craig@cfidarchitect.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney



DATE: NOVEMBER 19, 2024

MARVIN'S GARDENS, LLC - RESOLUTION OF THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY GRANTING MINOR SITE PLAN APPROVAL WITH VARIANCES PURSUANT TO N.J.S.A. 40:55D-70(c) TO PERMIT THE OPERATION OF A CLASS 5 CANNABIS DISPENSARY FOR THE SALE OF ADULT USE RECREATIONAL CANNABIS AT THE SUBJECT PROPERTY LOCATED AT 1723 PACIFIC AVENUE, BLOCK 156 LOT 36, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2023-06-3481

Motion: **MH**

Second: **DC**

Michael Beson	<u>N</u>
Sen. Chris Brown <i>for the DCA Commissioner</i>	<u>Y</u>
Daniel Cosner	<u>Y</u>
Christopher Glaum <i>for the State Attorney General</i>	<u>Y</u>
Michael Hanley	<u>Y</u>
Michael Laughlin	<u>Y</u>
Brett Matik	<u>Y</u>
William Mullen	<u>Y</u>
Paulina O'Connor	<u>Y</u>
James Plousis	<u>Y</u>
Mayor Marty Small, Sr.	<u>Absent</u>
William Sproule	<u>Absent</u>
Robert Tighue <i>for the State Treasurer</i>	<u>Y</u>
Joseph Tyrrell	<u>Y</u>
Chairman Mo Butler	<u>Y</u>