



January 13, 2025

Principals

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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 # 2024-05-3649
Minor Site Plan w/ Variance Approval
Zaza Dispensary LLP
12 S. Virginia Avenue #1 (Block 136, Lot 7)
Atlantic City, NJ 08401
ARH # 2410100.01

Dear Mr. Landgraf:

ARH ASSOCIATES has reviewed the following information towards issuance of Minor Site Plan with Variance Approval for the above-referenced Application:

TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
CRDA Land Use Application	Owner / Applicant	08/27/2024	
Escrow Setup Information			
Four (4) Color Photographs of Site			
Marketing Strategies		Undated	
Security Plan			
Commercial Lease		05/15/2024	
Minor Site Plan Checklist (Form #5)	Daniel J. Gallagher, Esq.	09/03/2024	
Response Letter	Daniel J. Gallagher, Esq.	11/27/24	
Property Survey & Variance Plan	Arthur Ponzio Co.	08/20/2024	10/19/2024
Architectural Floor Plans	Graphite Architecture & Interiors	08/15/2024	10/28/2024
Resolution No, 441	City of Atlantic City	06/12/2024	
Resolution No, 328		04/17/2024	
Letter of Support		09/04/2024	
200' Property List		07/16/2024	
Certification of Taxes Paid		03/22/2024	
Memorandum of Understanding	South Jersey Building and Construction Trades Council	08/22/2024	
Letter of Support to CRC	United Food and Commercial Workers International Union	Undated	
Labor Peace Agreement	United Food and Commercial Workers Union	08/22/2024	

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 7,775 SF site is a through lot with frontage on Virginia Avenue and Gordon's Alley. The site is presently developed with a three-story building of unknown use(s) fully encompassing the lot. The Applicant seeks approval to construct a cannabis retail facility on a portion of the first floor. An internal vehicle loading area and entry improvements are proposed.

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

APPLICANT
Zaza Dispensary LLP Tyrone & Dashnay Holmes 7 Equinox Lane Freehold, NJ 07728 Phone: 215-880-5560 Email: dashnayholmes@gmail.com

OWNER
Dutchtown 7 LLC Eyal Arev 1317 Edgewater Drive, Suite 388 Orlando, FL 32804 Phone: 609-876-9139 Email: al@izonamerica.com

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ENGINEER/PLANNER

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ARCHITECT

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ATTORNEY

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Atlantic City, NJ 08401
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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 table below summarizes the bulk requirements for this zone:

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BULK ITEMS	REQUIREMENT	EXISTING	PROPOSED
Max. Height (from BFE)	300 ft (principal)	TBP	NC
Min. Lot Area	7,500 sf	7,775 sf	NC
Min. Lot Depth	150 feet	155 feet	NC
Min. Lot Width	50 feet	50 feet	NC
Min. Lot Frontage	50 feet	50 feet	NC
Min. Front Yard Setback	0 feet up to 35 feet in height; 20 feet greater than 35 feet in height	0.04 feet/ 0.10 feet	NC
Min. Side Yard Setback	0 feet up to 35 feet in height; 20 feet greater than 35 feet in height	0.02 feet/ 0.10 feet	NC
Min. Rear Yard Setback	20 feet	N/A	N/A
Max. Building Coverage	70 %	100.00 % (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 Uses	1 space per 300 sf of floor area (2,495 sf of floor area)	9 spaces	0 Spaces (See Comment III.B.1. below)
TOTAL		9 spaces	

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III. ENGINEERING COMMENTS

A. SITE PLAN

1. The FEMA firm map panel number shall be provided alongside the identified flood zone in the General Notes.
2. The Zoning Schedule table indicates 0.1 feet and 0.04 feet front yard setbacks with a required front yard setback of 0 feet, making the setbacks within compliance. The applicant has designated that the subject property has two (2) front yard setbacks and no rear yard setback while conforming to the required setbacks. The required front yard and side yard setbacks in the Resort Commercial zone are required to be 0 feet when the building height is less than or equal to 35 feet in height, and 20 feet when the building height is greater than 35 feet, as measured from the BFE. The architectural elevation views do not provide a measurement from the BFE to determine the proper required front and side yard setbacks. The building height from the BFE shall be provided and if necessary, the zoning schedule shall be revised accordingly. It appears that the building height will be greater than 35 feet and the front and side yard setbacks will be existing non conformities.

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 Property Survey & Variance Plan and Architectural Floor Plan do not indicate the existing floor area and uses for the subject property. The Architectural Floor Plan has a tabulation with 17 existing "grandfathered" parking spaces but does not provide how the parking spaces have been calculated in correlation to floor areas and existing uses. The parking calculations shall be revised accordingly and shown on the Property Survey & Variance Plan.
2. The Applicant shall provide testimony regarding where the cannabis dispensary customers and/or employees will park to access the site.
3. The Applicant shall provide testimony on the loading operations for the cannabis facility. The plans demonstrate a receiving bay for the sprinter van deliveries. Testimony shall include the times of the loading operations.
4. The Applicant shall provide testimony on cannabis waste and general waste refuse collection operations for the proposed site.

C. GRADING & ADA COMPLIANCE

1. There is no listed existing first floor elevation for the building. The Site Plan portrays a possible ADA access into the cannabis retail use at the Virginia Avenue frontage. However, without any existing finished floor elevations and surrounding topography of the existing sidewalks, it is unclear if this entry will be ADA compliant. Existing and proposed topography shall be provided to demonstrate ADA compliance into the building.

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2. The garage floor elevation and proposed curb cut elevations at Gordon's Alley frontage shall be provided.
3. The Applicant has stated they will provide a survey and proposed topography as a condition of approval if the Board is to act favorably on this application.

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, etc.
2. The Applicant shall provide testimony on the status of a cannabis retail license from NJ CRC.

E. LANDSCAPING & LIGHTING

1. No Landscaping is proposed with the subject application, nor does any appear to exist on site. It shall be noted that the site is 100% impervious coverage. It shall be noted our office has recommended the granting of a checklist waiver from providing a landscaped plan.
2. The Applicant is proposing wall mounted / sconce lighting on the building fronts facades. The Applicant shall provide testimony regarding the proposed lighting conformance with N.J.A.C. 19:66-7.10.

F. SIGNAGE

1. No signage is proposed with this application. It is unclear how the retail cannabis facility will operate without any proposed signage. The Applicant shall provide testimony regarding any existing signage to be removed and anticipated future signage in compliance with N.J.A.C. 19:66-5.7(j).

G. MISCELLANEOUS

1. It shall be noted a revocable license may be necessary from the City for the building façade improvements that may protrude beyond the ROW line at both street frontages including any wall mounted lighting and any future signage.

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 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) There are no new "c" variances, although as indicated in the engineering portion of this letter, there are existing non-conformities that will not change. For the record, the Applicant should briefly provide testimony about the existing non-conformities.
- 2) 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.

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- 3) The Applicant's engineer shall provide testimony about the functionality and type of the proposed site lighting, refuse storage and collection, and loading area.
- 4) We note that no new signage is proposed. The Applicant's engineer or architect shall confirm.
- 5) There is an existing parking deficiency on the site that will not be exacerbated in conjunction with this Application. As noted in the engineering section, the Applicant shall provide a grandfathered parking breakdown. 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.
- 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.
- 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:

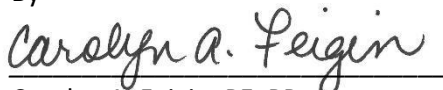
- A. Submit any required revisions to the Board as outlined above for review.**
- B. Obtain approvals from all outside agencies, if necessary. Provide copies to the Board.**
- C. Contact the Board Secretary to reconcile any outstanding review escrow accounts prior to Final Plan Certification, Signature,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

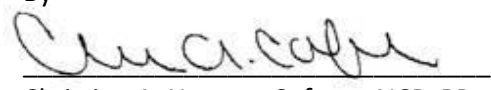
By



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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