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February 12, 2025  
31623 55

Re: Marvin's Gardens, LLC (CRDA Application #2023-06-3481)  
**Minor Site Plan with Bulk Variances**  
**Conformance 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:

A revised / supplemental submittal for the subject application for a Minor Site Plan with Bulk Variances has been received for the subject premise for the purposes of review for compliance with the approval granted:

**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

### **Revised / Supplemental Documents Submitted**

1. Final Approval Compliance Cover Letter, prepared by Jason T. Sciallo, PE, Applicant's Engineer, dated February 6, 2025.
2. Site Plan titled "Marvin's Gardens Dispensary", prepared by Sciallo Engineering Services, LLC, dated April 17, 2024, and last revised February 4, 2025.
3. CRDA Resolution of Approval No. 23-135, memorializing the Minor Site Plan and Variance approval to permit a Class 5 Cannabis dispensary granted on November 19, 2024.
4. CRDA Land Use Hearing Officer's Report and Recommendations (Exhibit 'A' to Resolution 23-135), dated October 30, 2024.

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

The Applicant received Minor Site Plan and Bulk Variance approval at the CRDA Land Use Regulation and Enforcement hearing of November 19, 2024 for a proposed Class 5 Cannabis Retailer. The site is located on the northeast corner of Pacific Avenue and Indiana Avenue and has an existing bituminous parking lot with nine (9) off-street parking spaces, including one (1) ADA-accessible space. Loading and unloading will 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 will be stored outside the facility within an existing trash enclosure prior to their collection. A new 6' high vinyl privacy fence and gate will be installed around the existing trash enclosure.

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

### **B. Conformance Review #1**

We have reviewed the revised items submitted for conformance with the conditions of approval granted by the Authority on November 19, 2024; and reviewed for conformance with ERI's most recent technical review letter dated August 7, 2024. The following items shall be addressed by the Applicant:

1. The Applicant agreed to the performance of a night light function test to demonstrate that lighting levels comply with ordinance requirements. A note stating such shall be added to the Site Plan.

With the exception of the above comments, the most recent submittal appears to be in substantial conformance with our technical review letter and the CRDA Board approvals granted. Once the plans have been satisfactorily revised, we have no objection to the issuance of a Certificate of Land Use Compliance.

It should be noted that the issuance of a CLUC does not absolve the Applicant from the requirement to obtain all applicable outstanding required outside agency approvals.

31623 55 – Marvin's Gardens, LLC  
Conformance Review #1  
February 12, 2025

If you require any additional information or have any questions, please contact the undersigned. We are pleased to be of service.

Sincerely yours,



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

Cc: Marvin's Gardens, LLC, Email [ron@ronstengsr.com](mailto:ron@ronstengsr.com)  
NJECA Associates, LLC c/o Jeffrey Feil, Email: [bpmrealty@aol.com](mailto:bpmrealty@aol.com)  
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Craig Dothe, Email: [craig@cfdachitect.com](mailto:craig@cfdachitect.com)  
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer  
Scott Collins, Esquire, CRDA Land Use Board Attorney  
Tetje Linsk, CRDA Administrative Assistant, [tlinsk@njcrda.com](mailto:tlinsk@njcrda.com)

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