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October 24, 2024
31623 38

Re: Atlantic License Development, LLC (CRDA Application #2023-04-3447)
Minor Site Plan with Variances
Conformance Review #1
Block 301, Lot 55
901 Atlantic Avenue
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:

We have received the revised / supplemental submission for the subject Minor Site Plan with Bulk Variances approval granted by the CRDA Board on June 20, 2023:

Applicant Information

- Applicant: Atlantic License Development, LLC
2207 Orchard Lake, Suite B
Sylvan Lake, MI 48320
- Owner: Nammour, Nimer & Khalil, Yousef
48 S. Delancey Place
Atlantic City, NJ 08401
- Engineer: Jason T. Sciallo
Sciallo Engineering Services
137 S. New York Avenue, Suite 2
Atlantic City, NJ, 08401
- Planner: Same as Engineer
- Attorney: Tara Vargo, Esquire
2771 Delsea Drive
Franklinville, NJ, 08322

- Architect: VISSI, LLP Architecture + Design
10000 Lincoln Drive East, Suite 104
Marlton, NJ 08053

Documents Submitted

1. Cover Letter, prepared by Jason Sciuлло, PE, PP, Applicant's Engineer, dated May 8, 2024.
2. Site Plan titled “Cannabis Retail Sales Facility” prepared by Sciuлло Engineering Services, LLC, last revised May 7, 2024.
3. Architectural Plans titled “Renovation Atlantic City Cannabis Dispensary”, prepared by VISSI, LLP Architecture + Design, last revised May 17, 2023, and consisting of the following sheet:
 - a. Sheet SD-101, Schematic Floor Plan and Elevations
4. “Review of Design Standards Established in the Green Zone Redevelopment Area”, prepared by Alaimo Group, dated August 28, 2023.
5. CRDA Resolution of Approval No. 23-78, memorializing the Minor Site Plan and Variance approval granted on June 20, 2023.
6. CRDA Land Use Hearing Officer’s Report and Recommendations (Exhibit ‘A’ to Resolution 23-78), dated June 6, 2023.
7. Ordinance #31-44 of the City of Atlantic City, amending Chapter 243, Sections 24 and 78 of the City Ordinance to designate a loading zone along the Maryland Avenue frontage of the property, adopted July 17, 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 June 20, 2023 to convert the existing one-story building into a Class 5 Cannabis Retailer sales facility in accordance with state and local regulations. The site is located within the Resort Commercial (RC) Zoning District and is located within the Green Zone Redevelopment Area. The site fronts on the north side of Atlantic Avenue at the intersection of Maryland Avenue and to the west is Virginia Avenue.

B. Conformance Review #1

We have reviewed the revised items submitted for conformance with the conditions of approval granted by the Authority on June 20, 2023 and for conformance with ERI’s technical review letter dated May 11, 2023.

The most recent submittal appears to be in substantial conformance with our technical review letter and the CRDA Board approval granted, with the exception that the architectural plans do not illustrate where within the building the trash and recycling will be stored prior to collection. We have no objection to the issuance of a Certificate of Land Use Compliance at this time. Once the necessary revision has been made, the Plans can be signed by the appropriate parties. It should be noted that the issuance of a CLUC does not absolve the Applicant from the requirement to obtain all outstanding required outside agency approvals.

C. Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. Atlantic City Building Code Official
 - b. City of Atlantic City – awning sign encumbrance – **awning has been removed, no longer necessary**
 - c. City of Atlantic City – Green Zone Redevelopment Zone Design Standards – **received**
 - d. City of Atlantic City – Loading Zone designation - **received**
 - e. Atlantic City Police Department
 - f. All others as necessary

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: Atlantic License Development, LLC, Email: licensing@hresales.com
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VISSI, LLP Architecture + Design, 10000 Lincoln Drive East, Suite 104, Marlton, NJ 08053
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney
Tetje Linsk, CRDA Administrative Assistant