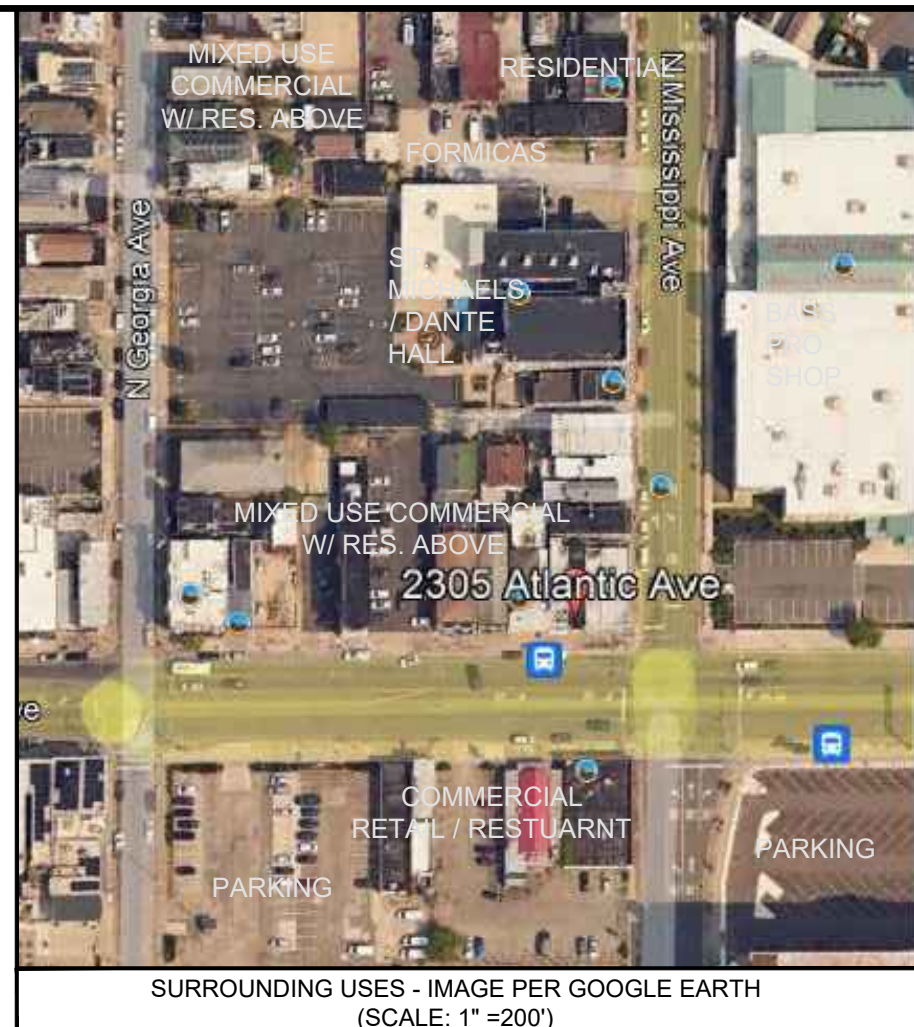
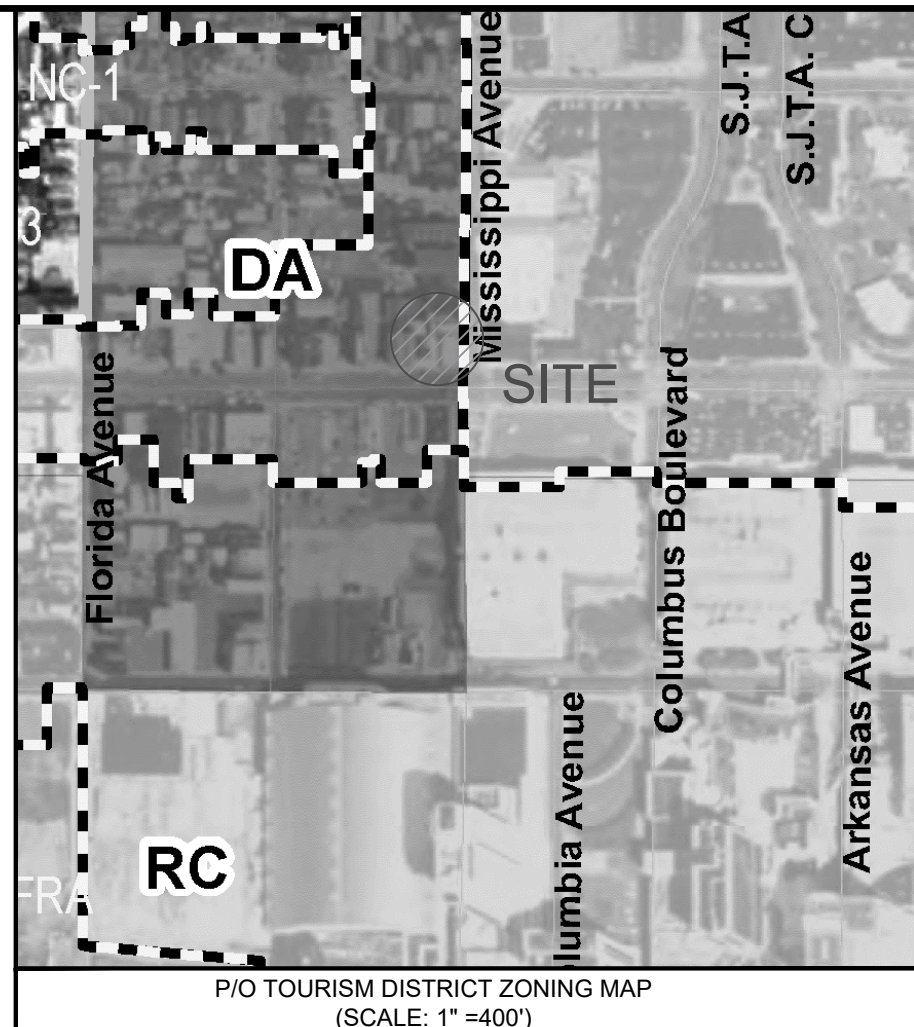
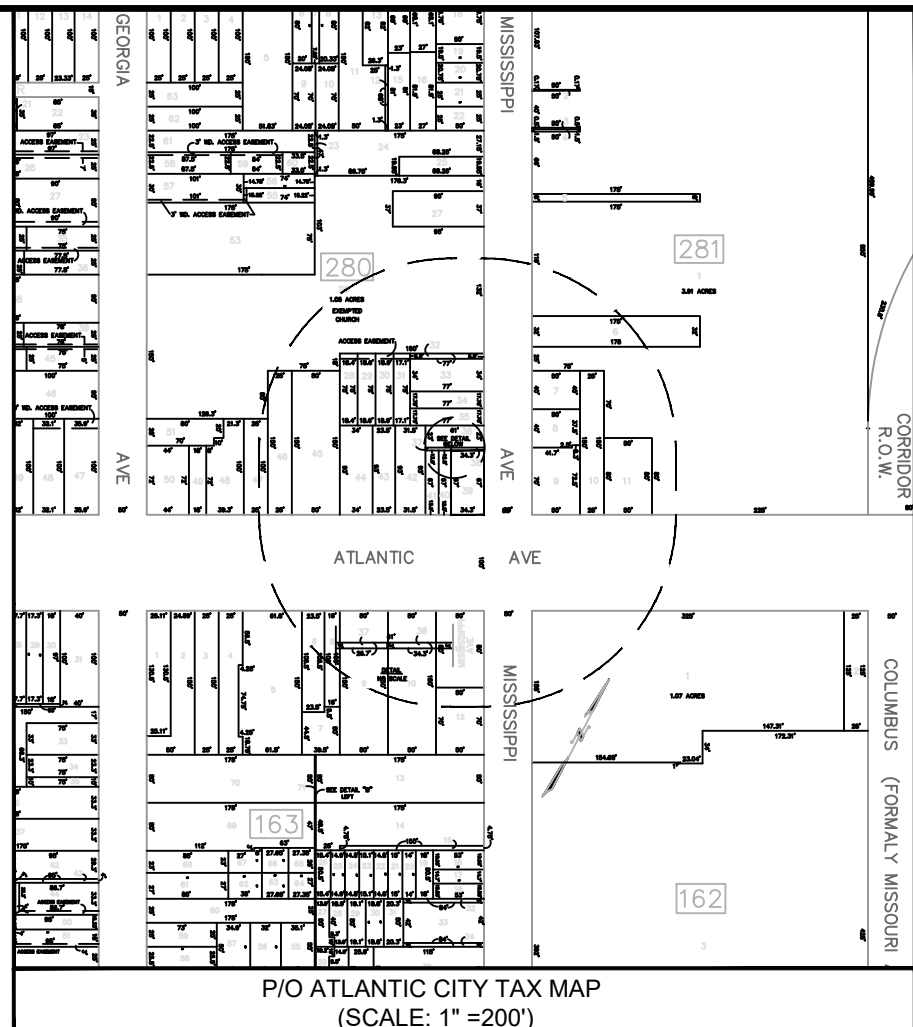


City of Atlantic City Bulfinch Report									
Highlighted Information									
Bulfinch Properties (B)									
Account Number	Year	Unit	Property Name	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Owner Phone
Atlantic City	201	40	2201 ATLANTIC CITY	COASTAL RESIDENTIAL DEVELOPMENT, INC.	1000 WEST 10TH ST	VERONA, NJ	08084	Atlantic City, NJ	856
5									
List of all existing properties that increased 200 over bulfinch from Bulfinch Property.									
Atlantic City Properties (B)									
Account Number	Year	Unit	Property Name	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Owner Phone
Atlantic City	202	1	2201 ATLANTIC CITY	THOMAS J. HANCOCK	1000 WEST 10TH ST	VERONA, NJ	08084	Atlantic City, NJ	856
Atlantic City	203	5	2201 ATLANTIC CITY	NELSON MANAGEMENT, LLC	1000 WEST 10TH ST	VERONA, NJ	08084	Atlantic City, NJ	856
Atlantic City	204	8	2201 ATLANTIC CITY	ENDREX PROPERTIES, LLC	1000 WEST 10TH ST	VERONA, NJ	08084	Atlantic City, NJ	856
Atlantic City	205	9	2201 ATLANTIC CITY	BELM, MICHAEL	1000 WEST 10TH ST	VERONA, NJ	08084	Atlantic City, NJ	856
Atlantic City	206	4	2201 ATLANTIC CITY	A.J. B. BEECH	1000 WEST 10TH ST	VERONA, NJ	08084	Atlantic City, NJ	856



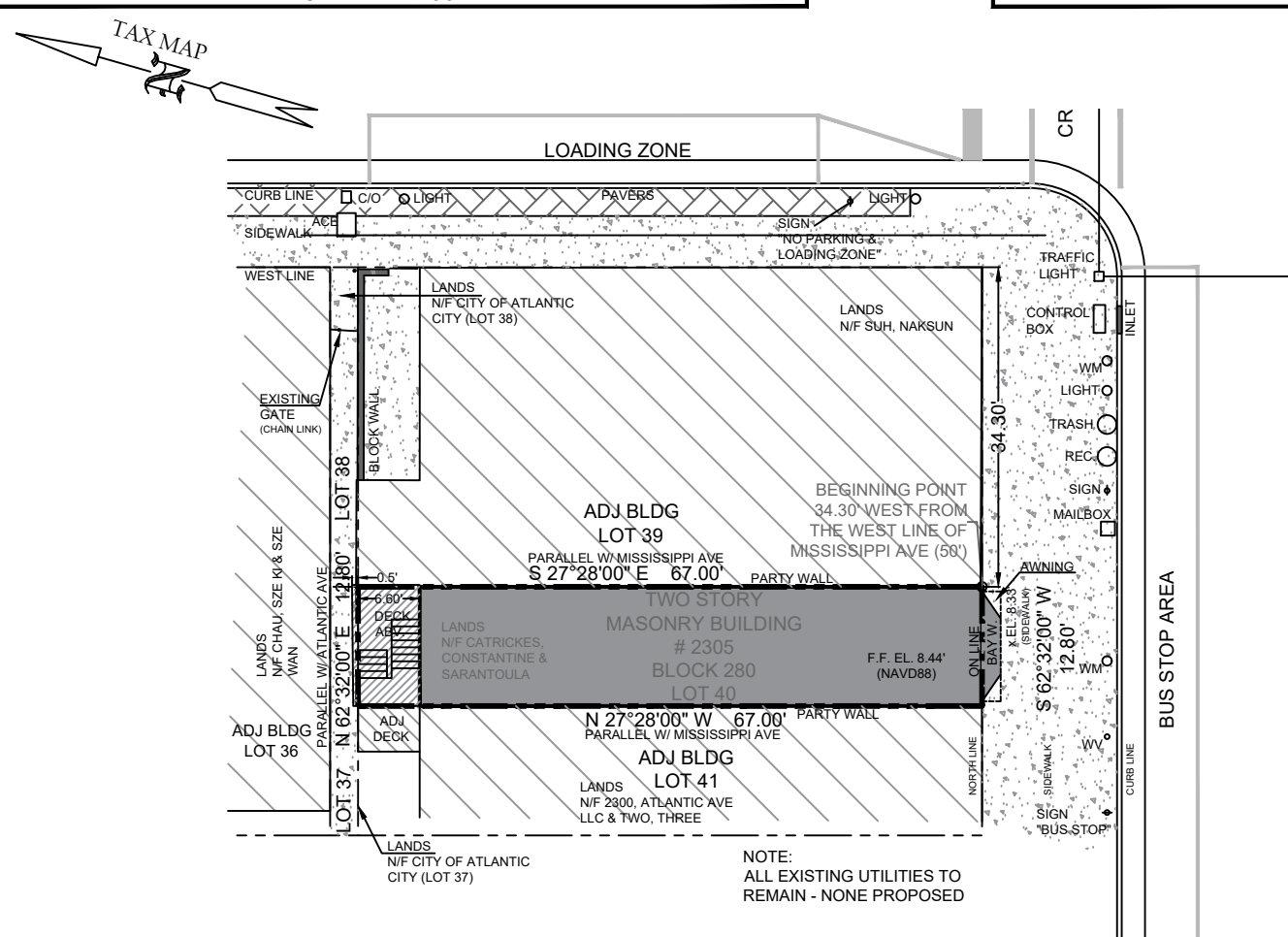
1. APPLICANT:
JUNIPER LANE CANNABIS
C/O COLLEEN BEGLEY
125 PELICAN DRIVE
AVALON, NJ 08202

ATTORNEY:
RACHEL LIDA KOUTISHIAN, ESQ.
NEHMAD DAVIS & GOLDSTEIN, PC
3040 OCEAN HEIGHTS AVENUE
EGG HARBOR TWP. 08234
2. PROPERTY INFORMATION:
BLOCK 280
LOTS 40
2305 ATLANTIC AVENUE
ATLANTIC CITY
3. AREA = 857.6 SF.
ZONING = DA (DUCKTOWN ARTS)
EXISTING USE = CHECK CASHING W/ RES. ABOVE
PLAN HORIZONTAL DATUM - NAD83
PLAN VERTICAL DATUM - NAVD88
4. PROPOSED DEVELOPMENT
APPLICANT PROPOSES RENOVATE THE EXISTING
BUILDING AND CHANGE THE USE FROM CHECK
CASHING TO CANNABIS DISPENSARY.

ZONING SCHEDULE (DA DISTRICT)

ITEM	REQUIRED	EXISTING	PROPOSED	STATUS
LOT AREA	5,000 SF	857.9 SF	857.9 SF	ENC
LOT WIDTH	50 FT.	12.8 FT.	12.8 FT.	ENC
LOT DEPTH	100 FT.	67 FT.	67 FT.	ENC
LOT FRONTAGE	60 FT.	12.8 FT.	12.8 FT.	ENC
SETBACKS				
FRONT YARD	5 FT.	0 FT.	0 FT.	ENC
SIDE YARD	0 FT.	0 FT.	0 FT.	ENC
REAR YARD	20 FT.	6.60 FT. (BLDG.)	6.60 FT. (BLDG.)	ENC
		0 FT. (DECK ABV.)	0 FT. (DECK ABV.)	C
BLDG HEIGHT	35 FT. ABV. B.F.E.	<35 FT.	<35 FT.	C
COVERAGE				
BLDG	30%	100%	100%	ENC
IMPERVIOUS	80%	100%	100%	ENC
PARKING	1 SPACE/300SF		4 SPACES	C
RETAIL USE	(775 SF - 2.58 SP)	0 SPACES	OFF SITE	V
SIGNAGE				
TYPE & QTY. WALL SIZE	AWNING NOT TO EXCEED 25% OF TOTAL WALL SURFACE PER ELEVATION	AWNING	AWNING 1.5' H x 8.33' L 12.5 SF. OR 4.2% WALL SURFACE	V (PRIOR APPROVAL) C
ILLUMINATION	LED, LCD INDIRECT, AND INTERNAL ILLUMINATION, NEON OR OTHER GAS TYPE ILLUMINATION		NONE	C
TYPE & QTY. WALL SIZE	WINDOW - DECAL NOT TO EXCEED 25% OF TOTAL WINDOW/GLASS	WINDOW - DECAL	WINDOW - DECAL 1.16' H x 2.06' W 2.43 SF. OR 17.6% OF WINDOW/GLASS	C C
ILLUMINATION	LED, LCD INDIRECT, AND INTERNAL ILLUMINATION, NEON OR OTHER GAS TYPE ILLUMINATION		NONE	C
USE		RETAIL CHECK CASHING W/ UNIT ABOVE	RETAIL CANNABIS DISPENSARY W/ UNIT ABOVE	C
FLOOR AREA RATIO	N/A			
DENSITY	25 UPA	51 UPA	51 UPA	ENC
LOADING ZONE	OFF STREET & ON SUBJECT LOT		ON STREET MISSISSIPPI AVE.	V
LIGHT POLE W/ LIGHT & SECURITY CAMERAS			15 FT. HT. MAX.; 0.5 C W/ SHIELDING TO PREVENT GLARE	C
FENCE/GATE	6 FT. HT. MAX.		6 FT. HT.	C

V = VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING
C = CONFORMING
N/A = NOT APPLICABLE



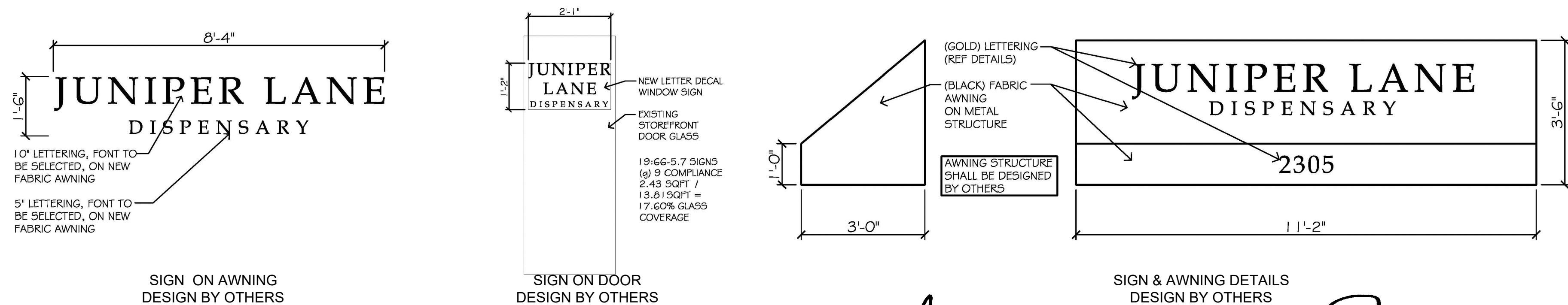
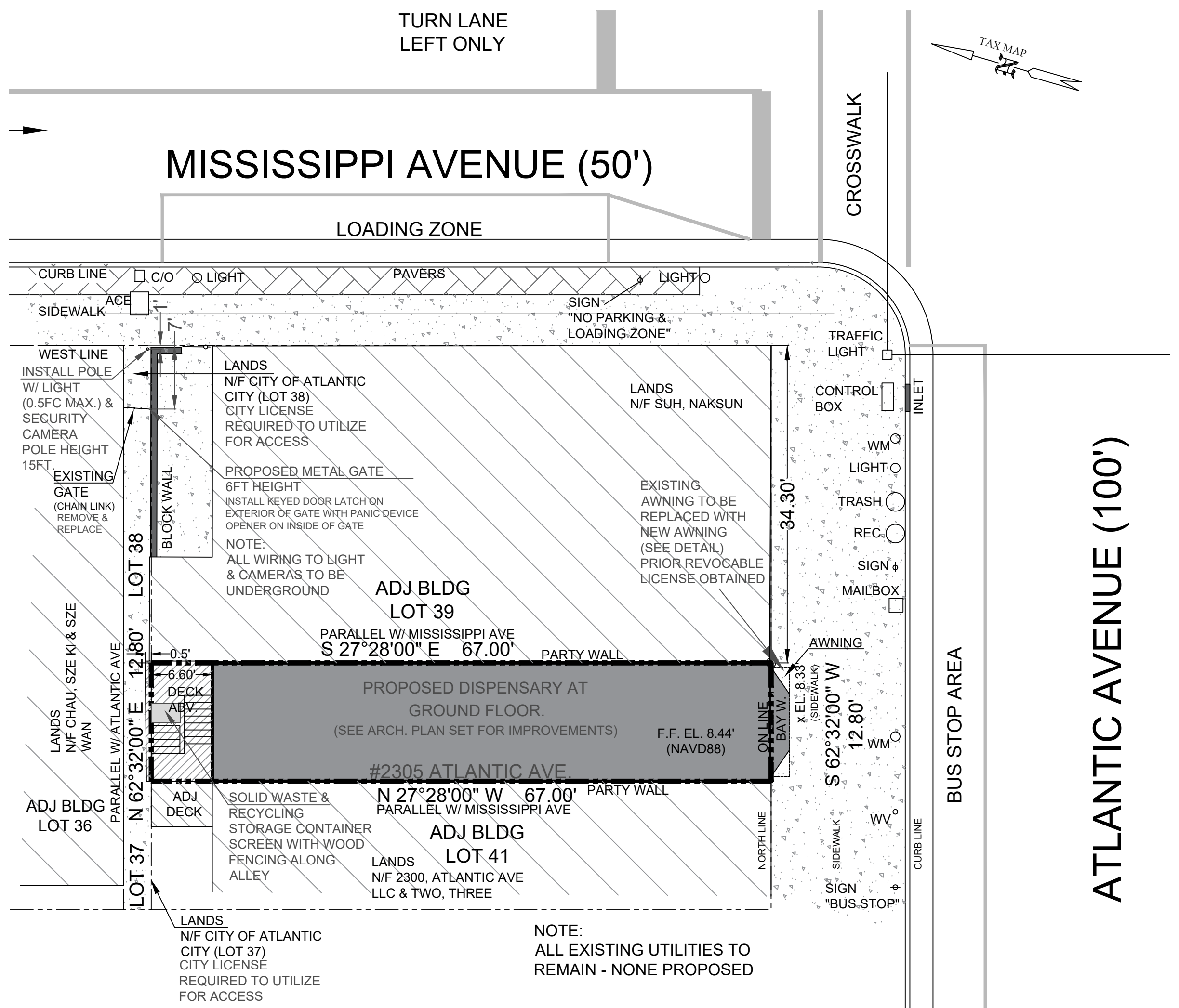
LIGHT POLE REQUIREMENTS

1. POLES SHALL BE MADE OF RUSTPROOF METAL, CAST IRON, FIBERGLASS, FINISHED WOOD, OR SIMILAR STRUCTURAL MATERIAL.
2. POLE HEIGHTS SHALL BE MEASURED FROM THE GROUND SURFACE AT THE BASE OF THE POLE TO THE TOP OF THE POLE. THE HEIGHT OF POLES MOUNTED ON PEDESTALS SHALL INCLUDE THE HEIGHT OF THE PEDESTAL.
3. LIGHT SOURCES MOUNTED ON A POLE SHALL NOT EXCEED THE HEIGHT OF THE POLE.
4. POLES DEDICATED TO LIGHTING PEDESTRIAN WALKWAYS SHALL NOT BE GREATER THAN 15 FEET IN HEIGHT AND SHALL UTILIZE UNDERGROUND WIRING.

FLOOD ZONE INFORMATION

SITE LIES WITHIN FEMA ZONES A-8 AS SHOWN ON FIRM
COMMUNITY PANEL #345278 0005D (8/15/83) (WITHIN
100 YEAR FLOOD PLAIN, WITH BASE ELEVATIONS 10.0
(NGVD 29 DATUM)

SITE LIES WITHIN FLOOD ZONE AE 9 AS SHOWN ON THE PRELIMINARY FIRM MAPPING. BASE FLOOD ELEVATION = 9.0 (NAVD 88).



Manifolds	Block	Lot	Qualifier	Property Address	Owner Name	Owner State	Owner City	CRIME on 1/1/2008 Owner Zip
Atlanta City	201	9	310	CHRYSLER CREDIT CORP COLUMBUS	155 PENNSYLVANIA AVE	GA	ATLANTA CITY, GA	30303 Wheat Rd, NE Atlanta Ga, NE 30303
Atlanta City	201	10	310	CHRYSLER CREDIT CORP COLUMBUS	155 PENNSYLVANIA AVE	GA	ATLANTA CITY, GA	30303 Upham Rd, NE Atlanta Ga, NE 30303
Atlanta City	201	11	220	ATLANTIC CREDIT CORP	155 PENNSYLVANIA AVE	GA	ATLANTA CITY, GA	30303 2201 Wheeler Ave Atlanta Ga, NE 30303

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ALL WORK SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND SAFETY REQUIREMENTS AND SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST PROVISIONS OF THE INTERNATIONAL BUILDING CODE, STATE OF NEW JERSEY, 2015 EDITION, AS AMENDED, AND THE NEW JERSEY ADAPTED 721/48 AS PL. 1948 C 240, THE NEW JERSEY UNIFORM CONSTRUCTION CODE, CEC, ASTM SPECIFICATIONS, AND ALL APPLICABLE ORDINANCES AND PERMIT CONDITIONS.

ARTHUR J. PONZIO CO. RESPONSIBILITIES DO NOT INCLUDE ANY FIELD INSPECTION, CONSTRUCTION MANAGEMENT, CONSTRUCTION OR CONTRACTORS COMPLIANCE WITH CONSTRUCTION DOCUMENTS.

[illegible]

A2 **ARTHUR PONZIO CO.**
ENGINEERS ♦ SURVEYORS
PLANNERS

400 NORTH DOVER AVENUE, ATLANTIC CITY, N.J. 08401
PHONE: 609-344-8194 FAX: 609-344-1594
NEW JERSEY STATE AUTH. NO.: 246A28001300

DESIGN BY OTHERS

 JON J. BARNHART PROFESSIONAL PLANNER N.J. NO. 33LI00581500 PROFESSIONAL ENGINEER N.J. NO. GE43483	 ARTHUR W. PONZIO, JR. PROFESSIONAL PLANNER N.J. NO. 33LI00267600 PROFESSIONAL LAND SURVEYOR N.J. NO. 24G502831400
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PLAN TO ACCOMPANY CRDA MINOR SITE PLAN APPLICATION BLOCK 280 LOT 40 (#2305 ATLANTIC AVENUE) TAX MAP SHEET NO. 40 ATLANTIC CITY ATLANTIC COUNTY NEW JERSEY	
SCALE: 1" = 10' DATE: 01-09-24	BY: WJP PROJ NO.: 41142

SHEET NO.

1

SHEET 1 of 1