

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 12 S. VIRGINIA AVENUE, BLOCK 136 LOT 7, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-05-3649

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, Zaza Dispensary LLP (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 12 S. Virginia Avenue, Block 136, Lot 7, on the Tax Map of Atlantic City, located in the Resort Commercial (RC) Zoning District, within the Green Zone Redevelopment Area; and

WHEREAS, on January 16, 2025, the Authority’s Land Use Regulation and Enforcement Division convened a public hearing on Application 2024-05-3649 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 January 27, 2025 (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 January 27, 2025.

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 2024-05-3649 is hereby approved in

accordance with the Hearing Officer's Report and Recommendation dated January 27, 2025.

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 25- 21 of the Casino Reinvestment Development Authority.

Michael Beson
MICHAEL BESON, SECRETARY

MEETING OF FEBRUARY 18, 2025



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

EXHIBIT "A" TO RESOLUTION 25- , ADOPTED 2/18/2025

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 #2024-05-3649
ZAZA Dispensary, LLP
Minor Site Plan Approval with Variance Pursuant to N.J.S.A. 40:55D-70(c)
12 South Virginia Avenue
Block 136, Lot 7
Resort Commercial (RC) Zoning District
Green Zone Redevelopment Area

DATE: January 27, 2025

EXECUTIVE SUMMARY

On January 16, 2025, the Casino Reinvestment Development Authority (the "Authority") heard testimony and public comment on the above-subject application. The Applicant, ZAZA Dispensary, LLP (the "Applicant"), seeks Minor Site Plan Approval to permit the operation of a Class 5 dispensary for the sale of adult use recreational cannabis on the first floor of the existing structure at the subject property. No exterior improvements are proposed. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. A variance pursuant to N.J.S.A. 40:55D-70(c) is required for parking.

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 variance 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

ZAZA Dispensary, LLP
Minor Site Plan Approval with Variance Pursuant to N.J.S.A. 40:55D-70(c)
12 South Virginia Avenue
Block 136, Lot 7
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 on the first floor of the existing structure at the subject property. No exterior improvements are proposed. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. A variance pursuant to N.J.S.A. 40:55D-70(c) is required for parking.

Evidence List

- A-1 Application Materials
- B-1 Letter from ARH Associates dated January 13, 2025

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 on the first floor of the existing structure at the subject property. No exterior improvements are proposed. The property has several pre-existing, non-conforming conditions that are not exacerbated or impacted by the development proposal. A variance pursuant to N.J.S.A. 40:55D-70(c) is required for parking.

The attorney for the Applicant, Daniel J. Gallagher, Esq., introduced the application generally and provided background regarding the specific relief sought by the Applicant. He noted that the property has been vacant since at least 2006.

The Applicant presented the testimony of Jon Barnhart, P.E., P.P., who was qualified as an expert in the fields of professional engineering and professional planning. Mr. Barnhart



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described the location of the site, existing conditions and development proposal. He described proposed layout, floor plan and operations plan.

Mr. Barnhart explained that the Applicant proposes to renovate the interior of a portion of the existing structure for use as a cannabis dispensary. No exterior improvements are proposed. He testified that loading would be accomplished via a receiving bay with an entrance along Gordon's Alley. Upon questioning by Authority staff and consultants, Mr. Barnhart agreed, on behalf of the Applicant, that delivery vehicles will back into the loading space with assistance from security personnel. The sole means of access to the facility for customers will be an existing door along South Virginia Avenue.

Mr. Barnhart testified that no signage is proposed at this time. However, he testified, that any signage will comply with the requirements of the Authority's Tourism District Land Development Rules and Green Zone Redevelopment Plan. Mr. Barnhart testified that no on-site parking is existing or proposed at the subject property.

Mr. Barnhart 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 a variance pursuant to N.J.S.A. 40:55D-70(c) to permit 0 on-site parking spaces where a minimum of 9 on-site parking spaces are required.

Mr. Barnhart testified that the overall property has a grandfathered parking shortfall of 17 spaces. He further testified that there is adequate on-street parking in the vicinity of the property to accommodate parking needs. In addition, he testified, the property may be accessed via public transportation and rideshare services.

Mr. Barnhart testified that the development proposal will promote the purposes of the Municipal Land Use Law ("MLUL") by promoting the general public health, safety and welfare through the repurposing of a vacant structure and bringing activity to the neighborhood. With respect to the negative criteria, Mr. Barnhart 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 Dashnay Holmes, who is a representative of the Applicant. She explained her experience in the cannabis industry. Ms. Holmes noted her background in marketing, planned outreach to the local art community and sustainability practices.

Ms. Holmes testified regarding operational features for the proposed facility, including security procedures, product storage and inventory management. She testified the facility will be open from 10 am to 7 pm seven days a week. She testified that all product and cash will be stored in a vault at the facility. She testified that trash will be stored in a designated



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area indoors and carted to the curb on collection days. Any cannabis waste will be disposed of in accordance with Cannabis Regulatory Commission (“CRC”) regulations.

Ms. Holmes 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 CRC.

Carolyn Feigin, P.E., P.P. was qualified as an expert in the fields of professional engineering and planning and provided testimony on behalf of the Authority. Ms. Feigin testified that any use on the site would require variance relief for parking and that she supports the approval of the Application.

A local business owner offered public comment regarding alleged parking deficiencies in the vicinity of the subject property.

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.



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Positive Criteria

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 a variance pursuant to N.J.S.A. 40:55D-70(c) to permit 0 on-site parking spaces where a minimum of 9 on-site parking spaces are required. The development proposal will promote the purposes of the MLUL by promoting the general public health, safety and welfare through the repurposing of a vacant structure and bringing activity to the neighborhood. Moreover, there is adequate on-street parking in the vicinity of the property to accommodate parking needs and the property may be accessed via public transportation and rideshare services.

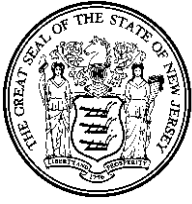
Negative Criteria

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 variance 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 a variance 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.



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

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.

4902-1208-0401, v. 1



January 13, 2025

Principals

Richard Rehmann, GISP
Richard Heggan, PLS, PP
Jeffery MacPhee, PLS
Carolyn A. Feigin, PE, PP

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:

ARH Associates

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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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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
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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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Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909
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Zaza Dispensary LLP
12 S. Virginia Avenue #1 (Block 136, Lot 7)
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ENGINEER/PLANNER

Jon J. Barnhart, PE, PP, CME
Arthur Ponzio Co.
400 N. Dover Avenue,
Atlantic City, NJ 08401
Phone: 609-344-8194
Fax: 609-344-1594
Email: jbarnhart@ponzio.com

ARCHITECT

Brett Barshay, AIA,
Graphite Architecture & Interiors
239 Central Avenue
New Haven, CT 06515
Phone: 646-824-0866
Email: brett@graphitearch.com

ATTORNEY

Daniel Gallagher, Esq.
336 N Annapolis Avenue
Atlantic City, NJ 08401
Phone: 609-541-4956
Email: dgallagher@dangallagheraclaw.com

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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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

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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:

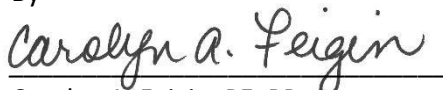
- A. Submit any required revisions to the Board as outlined above for review.**
- B. Obtain approvals from all outside agencies, if necessary. Provide copies to the Board.**
- C. Contact the Board Secretary to reconcile any outstanding review escrow accounts prior to Final Plan Certification, Signature,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

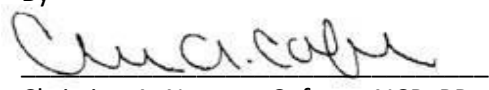
By



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.
Tetje Linsk

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Tally

DATE: FEBRUARY 18, 2025

ZAZA DISPENSARY, LLP – 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 12 S. VIRGINIA AVENUE, BLOCK 136 LOT 7, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-05-3649

Motion:

MH

Second:

WS

Michael Beson	<u>N</u>
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>N</u>
William Mullen	<u>Absent</u>
Paulina O'Connor	<u>Absent</u>
James Plousis	<u>Y</u>
Mayor Marty Small, Sr.	<u>Absent</u>
William Sproule	<u>Y</u>
Robert Tighue <i>for the State Treasurer</i>	<u>Y</u>
Joseph Tyrrell	<u>Absent</u>
Chairman Mo Butler	<u>Y</u>