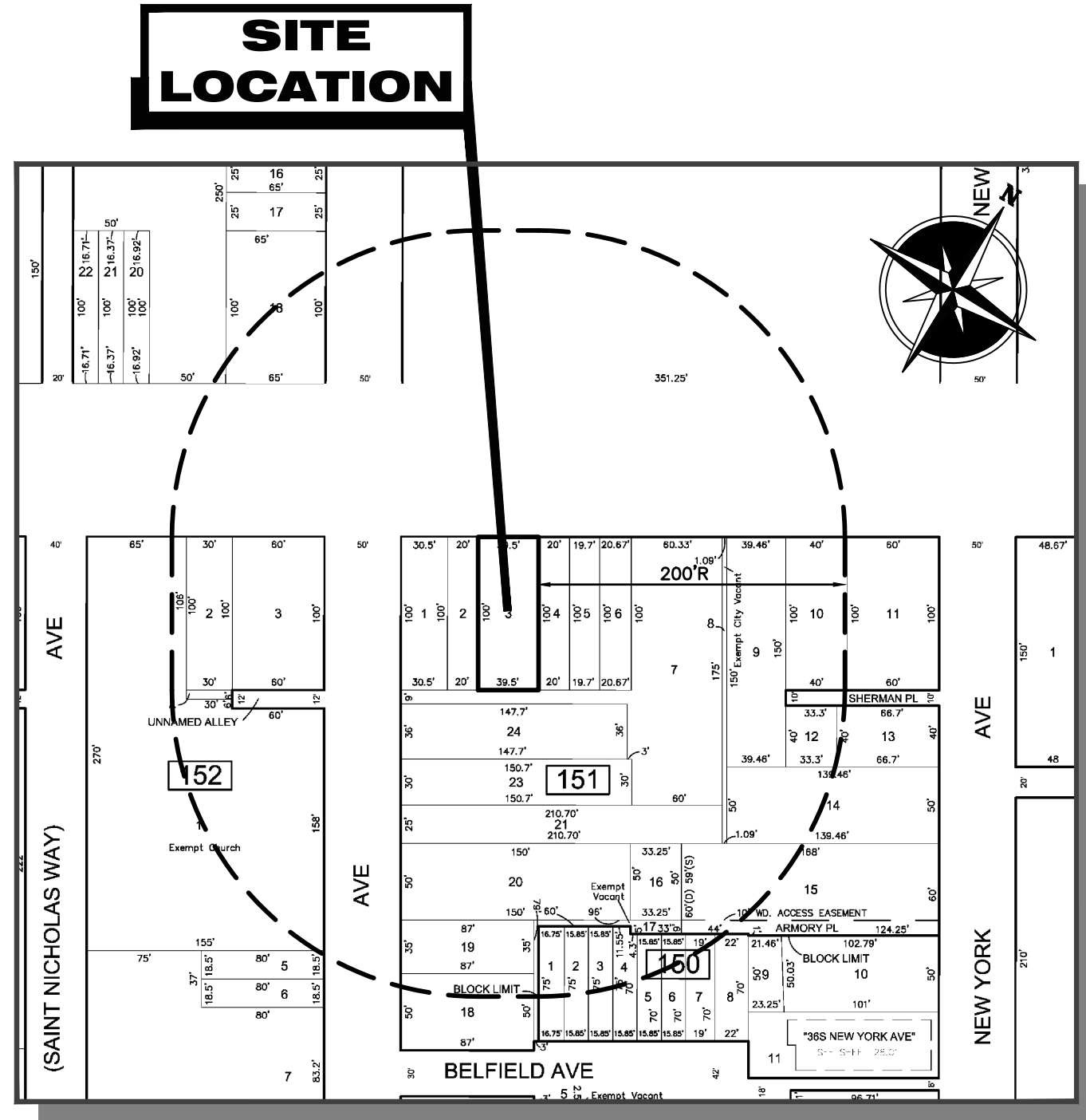


PRELIMINARY & FINAL MAJOR SITE PLAN

BLOCK 151 LOT 3

ATLANTIC CITY,

ATLANTIC COUNTY, NEW JERSEY



TAX MAP

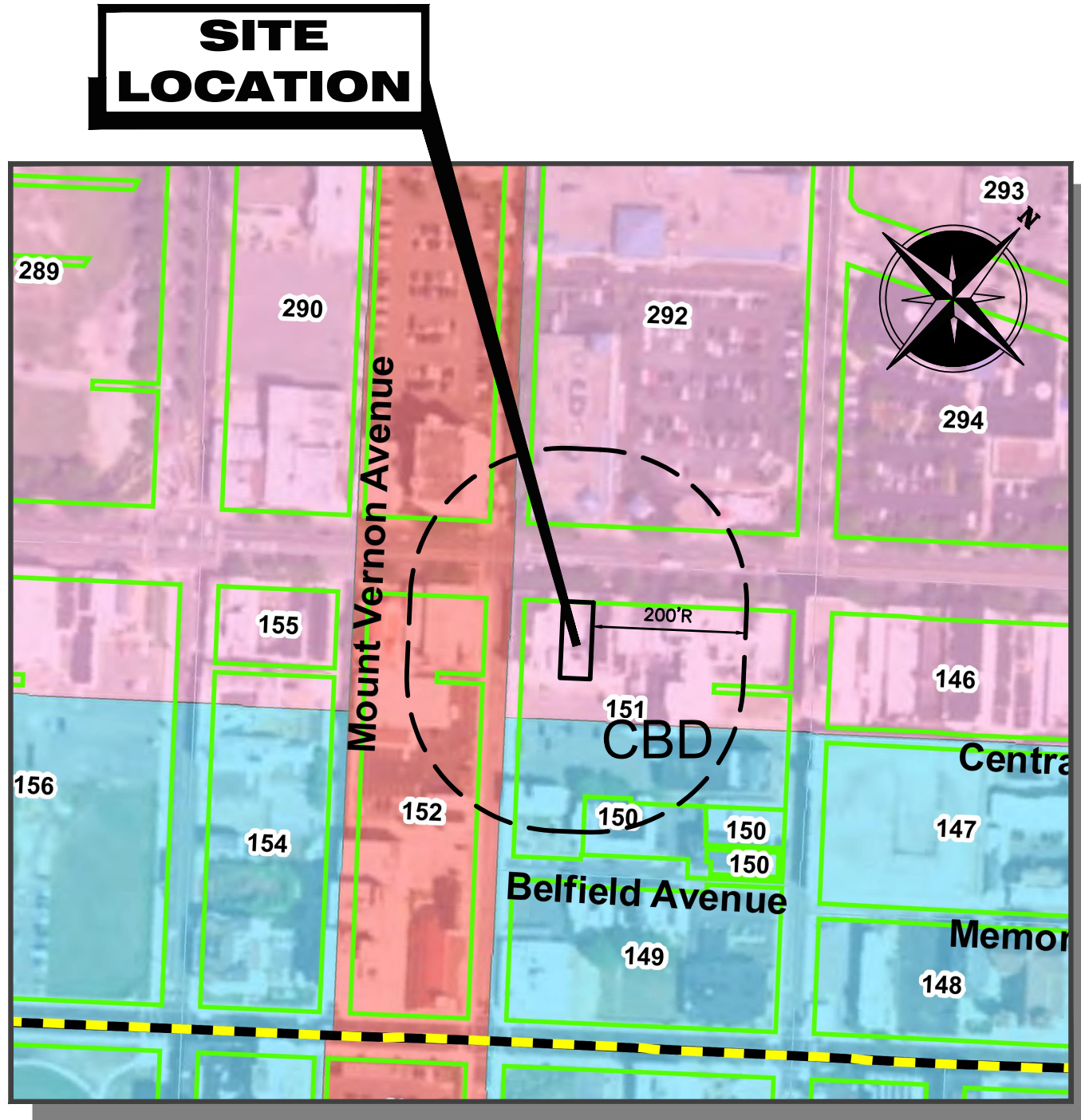
SCALE: 1"=100'

TAX MAP INFORMATION TAKEN FROM "TAX MAP" CITY OF ATLANTIC CITY,
ATLANTIC COUNTY, NEW JERSEY SHEET NUMBERS #28

SHEET INDEX	
SHEET No.	SHEET DESCRIPTION
1	TITLE SHEET
2	SITE LAYOUT PLAN

PROPERTY OWNERS WITHIN 200 FEET

Subject Property ID							created on 5/31/2023								
BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	Zip Code	BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	Zip Code
151	3		1536 ATLANTIC AVE	RHA, RAPHAEL & MICHAEL	7 CHRISTWOOD AVE	LINWOOD, NJ	08221	151	9		1512 ATLANTIC AVE	CHIESEA PROPERTIES LLC	1000 EASTON RD #108	WYNCOTE, PA	19095-2158
S															
List of adjoining features(a) that intersect 200 foot buffer from Subject Property.															
BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	Zip Code	BLOCK	LOT	QUAL	Location	Owner	Street Address	City/State	Zip Code
150	1		1519 BELFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	151	10		1506 ATLANTIC AVE	19 NORTH ILLINOIS AVE ASSOC. LLC	18 S 31ST AVE	LONGPORT, NJ	08403
150	2		1517 BELFIELD AVE	OL, YU GEN	1517 BELFIELD AVE	ATLANTIC CITY, NJ	08401	151	12		2 SHERMAN PL	SCHIFF ENTERPRISES	1004 NEW RD	NORTHFIELD, NJ	08225
150	3		1515 BELFIELD AVE	SHEN, LIN	632 VICTOR AVE #314	ELMHURST, NY	11373	151	13		25 NEW YORK AVE	SCHIFF ENTERPRISES	1004 NEW RD	NORTHFIELD, NJ	08225
150	4		1513 BELFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	151	14		6 S NEW YORK AVE	TIRES MOTEL, INC	3001 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401
150	5		1511 BELFIELD AVE	CITY OF ATLANTIC CITY	1301 BACHARACH BLVD	ATLANTIC CITY, NJ	08401	151	15		10 S NEW YORK AVE	ATLANTIC CITY INV LLC SERIES 1	1727 SNYDER AVE	PHILADELPHIA, PA	19145
150	6		1509 BELFIELD AVE	TIO BENNETT TAMBARCA REVOCAVE ST LLC	122 NORTH MONROE AVE	CHERRY HILL, NJ	08002	151	16		12 ARMOBY PL	TIRES MOTEL, L.L.C.	3001 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401
150	7		1507 BELFIELD AVE	CARPENTERS LOCAL UNION #23 RE CORP	600 RIDGE RD SUITE 200	PITTSBURGH, PA	15205	151	17		OFF NEW YORK ALLEY	UNKNOWN	UNKNOWN	UNKNOWN	08401
150	8		1505 BELFIELD AVE	CARPENTERS LOCAL UNION #23 RE CORP	600 RIDGE RD #200	PITTSBURGH, PA	15205	151	18		27 S KENTUCKY AVE	PACIFIC PREMIER TR & MERIDELSTEIN,	PO BOX 98012	BOSTON, MA	02288
151	1		1546 ATLANTIC AVE	ZARD, KEITH E	158 ATLANTIC AVENUE	ATLANTIC CITY, NJ	08401	151	19		21 S KENTUCKY AVE	21 25 S KENTUCKY AVE LLC	1077 E 9TH ST	BROOKLYN, NY	11230
151	2		1544 ATLANTIC AVE	KAMINSKY, MYRON & SUZANNE	217 N ARDYLE AVE	MARGATE, NJ	08402	151	20		19 S KENTUCKY AVE	TIRES MOTEL, L.L.C.	3001 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401
151	3		1536 ATLANTIC AVE	RHA, RAPHAEL & MICHAEL	7 CHRISTWOOD AVE	LINWOOD, NJ	08221	151	21		17 S KENTUCKY AVE	TIRES MOTEL, L.L.C.	3001 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401
151	4		1534 ATLANTIC AVE	ANG, CHOI	253 CRYSTAL LAKE DR	EGG HARBOR TWP, NJ	08234	151	22		13 S KENTUCKY AVE	TIRES MOTEL, L.L.C.	3001 PACIFIC AVENUE	ATLANTIC CITY, NJ	08401
151	5		1532 ATLANTIC AVE	SCHIFF, ROBERT H	1004 NEW ROAD	NORTHFIELD, NJ	08225	152	1		13 S MT VERNON AVE	ST NICHOLAS GREEK ORTHODOX CHURCH	13 S MT VERNON AVE	ATLANTIC CITY, NJ	08401
151	6		1530 ATLANTIC AVE	PAK, SUNG & EUN SOON PAK	4112 DROSKERA AVE	MAYS LANDING, NJ	08330	152	2		1608 ATLANTIC AVE	JACOBSON FAMILY INVESTORS LLC	1000 EASTON RD STE 105	WYNCOTE, PA	19095-2159
151	7		1528 ATLANTIC AVE	PATRICK OF ATLANTIC CITY LLC	8 S WINDSOR AVE	ATLANTIC CITY, NJ	08401	152	3		1600 ATLANTIC AVE	1600 ATLANTIC LTD FINISHB	2000 CENTER AVE SUITE 400	FORT LEE, NJ	07024
151	8		ATLANTIC AVE	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY, NJ	08401	152	5		24 S KENTUCKY AVE	CLAVEL, BERENICE R & GARCIA J G	24 S KENTUCKY AVE	ATLANTIC CITY, NJ	08401
151	9		ATLANTIC AVE	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY, NJ	08401	291	18		1601 ATLANTIC AVE	C&S PARTNERS	PO BOX 3107	VIRLAND, NJ	08062
151	10		ATLANTIC AVE	CITY OF ATLANTIC CITY	BACHARACH BLVD	ATLANTIC CITY, NJ	08401	292	1		501 ATLANTIC AVE	CHESAPEAKE ASSNANCE CO AAC MANAGEMENT	400 MACDON AVE, 15TH FL	NEW YORK, NY	10022

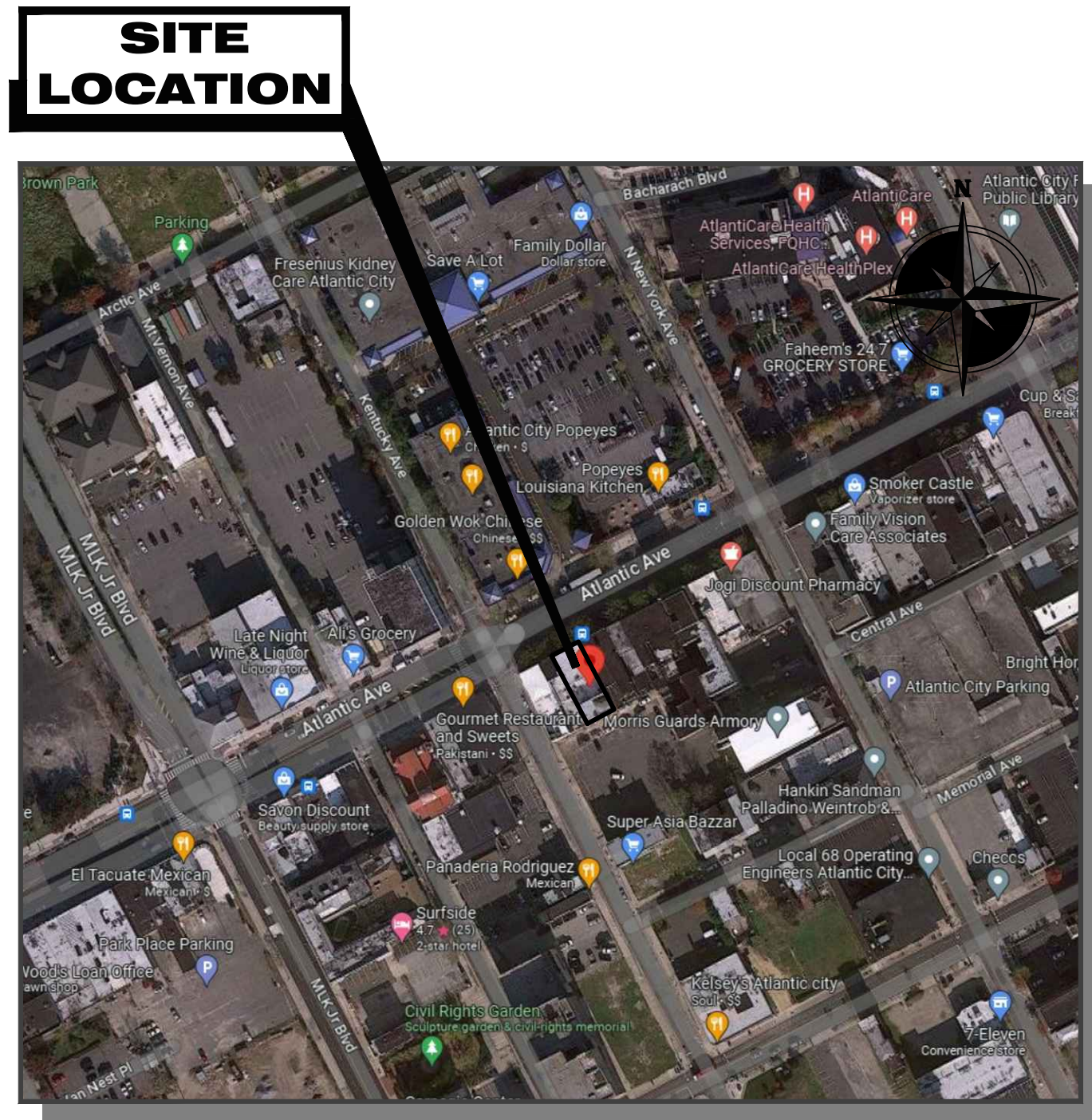


ZONING MAP

SCALE: 1"=200'

GENERAL NOTES:

- PROPERTY KNOWN AND DESIGNATED AS LOT 3 IN BLOCK 151 AS SHOWN ON THE CITY OF ATLANTIC CITY TAX MAP, SHEET 28.
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED " SURVEY OF PROPERTY, LOT 3, BLOCK 151, CITY OF ATLANTIC, ATLANTIC COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C., DATED 5/5/23.
- BOUNDARY INFORMATION FOR ADJACENT LOT 24 TAKEN FROM A PLAN ENTITLED " SURVEY OF PROPERTY, LOT 24, BLOCK 151, CITY OF ATLANTIC, ATLANTIC COUNTY, STATE OF NEW JERSEY," PREPARED BY MORGAN ENGINEERING AND SURVEYING, L.L.C., DATED 6/19/24.
- THE TRACT CONTAINS - 0.091 AC. = 3,950 S.F.
- PROPERTY IS LOCATED IN THE CBD (CENTRAL BUSINESS DISTRICT) ZONE.
- NO PLANTING OR LANDSCAPING WILL BE INSTALLED WITHIN 5 FEET OF THE SEWER LATERALS.
- SITE LOCATED WITHIN FLOOD ZONE B AS SHOWN ON THE CURRENT FIRM 3452780005D, DATED AUGUST 15, 1983.
- PER THE STATE OF NEW JERSEY DEPARTMENT OF ENVIRONMENTAL PROTECTION BUREAU OF GIS' NJ-GEOWEB INTERACTIVE MAPPING APPLICATION, WETLANDS DO NOT APPEAR TO EXIST ON THE SUBJECT PROPERTY.
- THE PURPOSE OF THIS MAP IS FOR OBTAINING PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL FROM THE CASINO REINVESTMENT DEVELOPMENT AUTHORITY FOR THE OPENING OF A CANNABIS RETAIL STORE IN AN EXISTING RETAIL STOREFRONT.
- DO NOT SCALE DRAWINGS WITH RESPECT TO THE LOCATION OF SURROUNDING EXISTING FEATURES. ADJACENT AND SURROUNDING PHYSICAL CONDITIONS, BUILDINGS, STRUCTURES, ETC., ARE SCHEMATIC ONLY EXCEPT WHERE DIMENSIONS ARE SHOWN THERETO.
- THIS SET OF PLANS HAS BEEN PREPARED FOR THE APPLICANT NAMED HEREON FOR THE PURPOSE OF MUNICIPAL AND REGULATORY AGENCY REVIEW AND APPROVAL. THIS SET OF PLANS SHALL NOT BE UTILIZED AS CONSTRUCTION PLANS UNTIL ALL REQUIRED APPROVALS HAVE BEEN OBTAINED. NO OTHER PURPOSE IS INTENDED OR IMPLIED.
- CITY SEWER AND WATER SERVICE THE BUILDING. SOLID WASTE PICKUP IS TO BE STOWED IN THE INTERIOR OF THE BUILDING.
- THERE ARE NO PARKING SPACES ASSOCIATED WITH THIS PROPERTY.
- THE CONTRACTOR SHALL NOTIFY THE UNDERSIGNED PROFESSIONAL IMMEDIATELY IF SITE CONDITIONS OR TOPOGRAPHY DIFFER MATERIALLY FROM THOSE PRESENTED HEREON. THE UNDERSIGNED PROFESSIONAL SHALL BE GRANTED ACCESS TO REVIEW SAID CONDITION, AND/OR RENDER THE DESIGN SHOWN HEREON TO THE APPROPRIATE MUNICIPAL, COUNTY OR STATE OFFICIAL'S AND/OR UNDERSIGNED PROFESSIONAL SATISFACTION.
- ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION FOR SITE IMPROVEMENTS SHOWN HEREON SHALL BE IN ACCORDANCE WITH:
 - CURRENT, PREVAILING MUNICIPAL AND/OR COUNTY SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
 - CURRENT, PREVAILING UTILITY COMPANY/AUTHORITY AND OWNER SPECIFICATIONS, STANDARDS, AND REQUIREMENTS.
- THE OWNER OR HIS REPRESENTATIVE IS TO DESIGNATE AN INDIVIDUAL RESPONSIBLE FOR CONSTRUCTION SITE SAFETY DURING THE COURSE OF SITE IMPROVEMENTS PURSUANT TO N.J.A.C. 5:23-2.21(E) OF THE N.J. UNIFORM CONSTRUCTION CODE AND CFR 1926.32(F) (OSHA COMPETENT PERSON). MORGAN ENGINEERING, L.L.C., ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- ALL CANNABIS PRODUCT, INCLUDING WASTE, WILL BE STORED INSIDE THE RETAIL BUILDING.
- NEW LIGHTING IS PROPOSED ON THE FACE OF THE BUILDING
- THE EXISTING SIGN FACE IS TO BE USED FOR NEW SIGNAGE. THERE IS NO CHANGE IN THE EXISTING SIGN AREA AND LOCATION.
- LOADING WILL BE LOCATED ON ADJACENT LOT 7 FOR A 18' LONG X 8' WIDE AREA ADJACENT TO KENTUCKY AVE. R.O.W.
- NO VARIANCES ARE REQUIRED FOR THIS APPLICATION.
- THE BUILDING'S MOST EASTERLY CORNER IS 0.6' OVER THE PROPERTY LINE AND PROTRUDES INTO ADJACENT LOT 7.



AERIAL MAP

SCALE: 1"=200'

CHECKLIST WAIVERS REQUESTED:

- STORMWATER MANAGEMENT PLANS AND DRAINAGE CALCULATIONS REQUIRED. PROVIDED: NONE. NO CHANGE IN DRAINAGE PATTERNS PROPOSED FOR A CHANGE OF USE.
- GRADING PLAN DEPICTING DIRECTION OF FLOW OF SURFACE-RUNOFF, SPOT ELEVATIONS, CONTOURS WITHIN 1 FOOT INTERVALS, STORMWATER MANAGEMENT STRUCTURES REQUIRED. PROVIDED: NONE. NO CHANGES IN EXISTING GRADING PROPOSED FOR A CHANGE OF USE.
- SOIL EROSION & SEDIMENT CONTROL PLAN REQUIRED. PROVIDED: NONE. NO LAND DISTURBANCE PROPOSED.
- PLANS OF PROPOSED UTILITY LAYOUTS INCLUDING SANITARY SEWER, WATER, GAS, TELEPHONE, CABLE, AND ELECTRICITY AND SHOWING PROPOSED CONNECTIONS TO EXISTING OR ANY PROPOSED UTILITY SYSTEMS REQUIRED. PROVIDED: NONE. NO CHANGES TO EXISTING UTILITIES PROPOSED FOR A CHANGE OF USE.
- ROAD AND PAVING CROSS-SECTIONS AND PROFILES REQUIRED. PROVIDED NONE. NO CHANGES TO EXISTING ROADS AROUND SITE PROPOSED FOR A CHANGE OF USE.
- VEHICULAR AND PEDESTRIAN CIRCULATION PATTERNS, TRAFFIC CONTROL SIGNS, DIRECTIONAL SIGNS, AND SIGHT TRIANGLES REQUIRED. PROVIDED: NONE. NO CHANGES TO EXISTING TRAFFIC PATTERNS PROPOSED FOR A CHANGE OF USE.
- LANDSCAPING PLANS AND DETAILS REQUIRED. PROVIDED: NONE. PROPERTY IS 100% COVERED WITH IMPERVIOUS SURFACES.
- SOLID WASTE MANAGEMENT PLAN REQUIRED. PROVIDED: NONE. SOLID WASTE TO BE STORED INTERNALLY.

STATEMENT OF OPERATIONS:

- TOTAL NUMBER OF EMPLOYEES:
 - 6 FULL TIME EMPLOYEES AND 6 PART TIME EMPLOYEES.
- ANTICIPATED OPERATIONS:
 - THE 1,188 S.F. BUILDING IS GOING TO BE OCCUPIED BY A CANNABIS DISPENSARY. IT IS ANTICIPATED THAT THE SITE USE WILL BE SOLELY RETAIL. NO CULTIVATION IS PLANNED TO TAKE PLACE ON SITE.
 - THE REMAINDER OF THE BUILDING WILL BE USED FOR STORAGE.
- HOURS OF OPERATIONS:
 - 7 DAYS A WEEK: 10A.M.-10P.M.

Approved by Resolution # _____ Dated: _____

CRDA PLANNER _____ DATE _____

CRDA Engineer _____ DATE _____

CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____ DATE _____

CRDA HEARING OFFICER _____ DATE _____

9	3/13/25	RELOCATE LOADING ZONE PER CITY ORD. 62 OF 2024	DMB
8	1/21/25	ADDED REAR LIGHTING PLAN	DAP
7	9/4/24	ADD OFFSITE LOADING ZONE	DMB
6	7/1/24	INCLUDE LOT 24 SURVEY INFORMATION, LOADING ZONE	DMB
5	5/9/24	REVISED PER CRDA MEETING OF 5/1/24	DAP
4	4/9/24	REVISED TO REMOVE MUA, ZONING BOARD, PLANNING, BOARD SIGNATURE BLOCKS	MK
3	4/8/24	REVISED CRDA APPROVAL SIGNATURE BLOCK & BUILDING HEIGHT	DAP
2	2/6/24	ADDED CRDA APPROVAL SIGNATURE BLOCK	DAP
1	1/10/24	REVISED WASTE STORAGE LOCATION & LABEL, AND ADDED CHAINLINK FENCE DETAIL	DAP
REV	DATE	DESCRIPTION	BY

PRELIMINARY & FINAL MAJOR SITE PLAN TITLE SHEET

LOT 3 BLOCK 151

1536 ATLANTIC AVENUE
(TAX MAP SHEET #28)
CITY OF ATLANTIC CITY

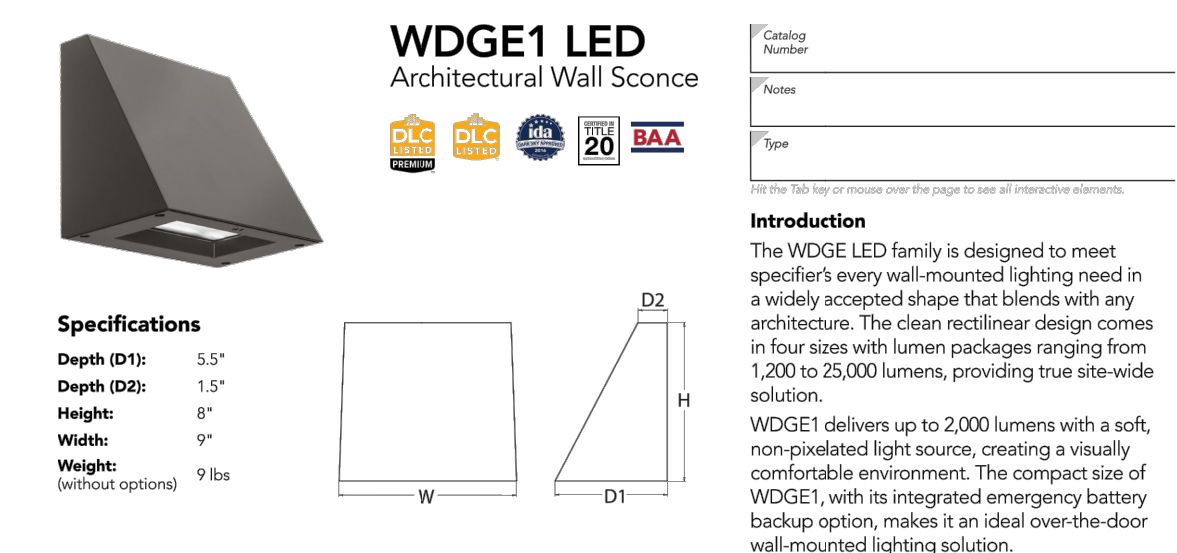
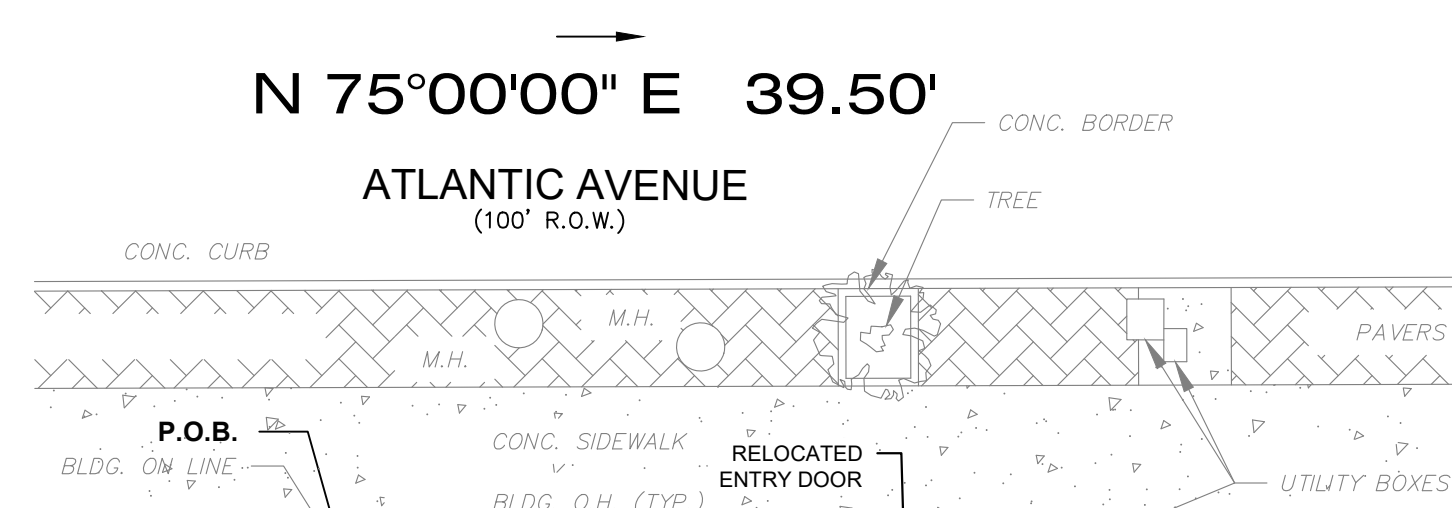
COUNTY OF ATLANTIC NEW JERSEY

Scale: AS NOTED Drawn By: MK Date: 5/18/2023 JOB #: E23-00316 CAD File #: SITE PLAN Sheet #: 1 OF 2

OWNER/APPLICANT :
PUFFSIE, LLC
ATTN: ERNEST CALDWELL
ERNESTCALDWELL@PUFFSIE.COM
PHONE: 267.592.1376



Donna M. Bullock
DONNA M. BULLOCK
NEW JERSEY PROFESSIONAL ENGINEER
LICENSE No. 41931



Schedule				
QUANTITY	MANUFACTURE	CATALOG NUMBER	DESCRIPTION	WATTS
4	LITHONIA LIGHTING	WDGE1 LED P0 30K 90CRI VF	WDGE1 LED WITH P0 - PERFORMANCE PACKAGE, 3000K, 90CRI, VISUAL COMFORT FORWARD OPTIC	6.8

LIGHTING TO BE AS SPECIFIED OR APPROVED EQUAL.			
ZONE CBD REQUIREMENTS			
	REQUIRED	EXISTING	PROPOSED
MAX. PRINCIPAL BUILDING HEIGHT	85 FT.	£37.2 FT.	N.C.
MIN. LOT AREA	5,000 S.F.	3,950 S.F.*	N.C.
MIN. LOT DEPTH	100 FT.	100 FT.	N.C.
MIN. LOT WIDTH	50 FT.	39.50 FT.*	N.C.
MIN. LOT FRONTAGE	50 FT.	39.50 FT.*	N.C.
MIN. PRINCIPAL FRONT SETBACK	5 FT.	0 FT.*	N.C.
MIN. PRINCIPAL SIDE SETBACK	0 FT.	0 FT.	N.C.
MIN. PRINCIPAL REAR SETBACK	20 FT.	0 FT.*	N.C.
MAX. BUILDING COVERAGE	30%	±100%*	N.C.
MAX. IMPERVIOUS COVERAGE	80%	100%*	N.C.
FLOOR AREA RATIO	N/A	2.99	3.00
OPEN SPACE	N/A	0%	N.C.
MAX. DENSITY	25 DU/A	N/A	N/A

* - EXISTING NON-CONFORMING
N.C. - NO CHANGE

FLOOR AREA RATIO		
DESCRIPTION	EXISTING	PROPOSED
FIRST FLOOR	3,876 S.F.	3,910 S.F.
SECOND FLOOR	3,966 S.F.	3,966 S.F.
THIRD FLOOR	3,966 S.F.	3,966 S.F.
TOTAL FLOOR AREA	11,808 S.F.	11,842 S.F.
LOT AREA	3,950 S.F.	
FLOOR AREA RATIO	2.99	3.00

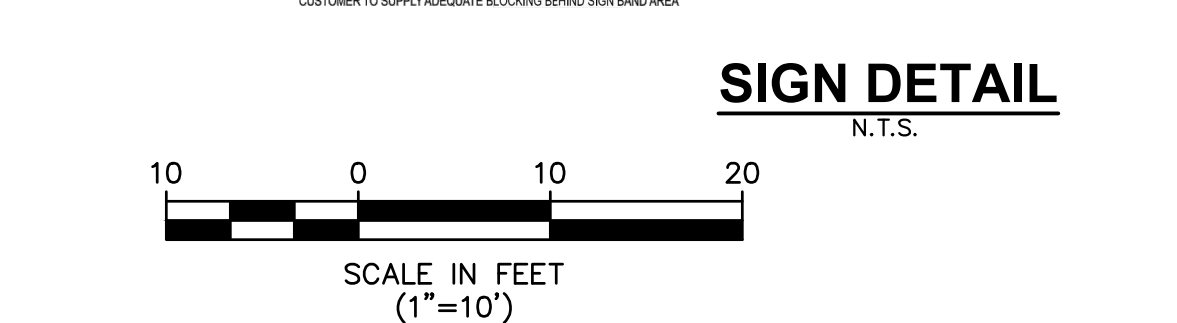
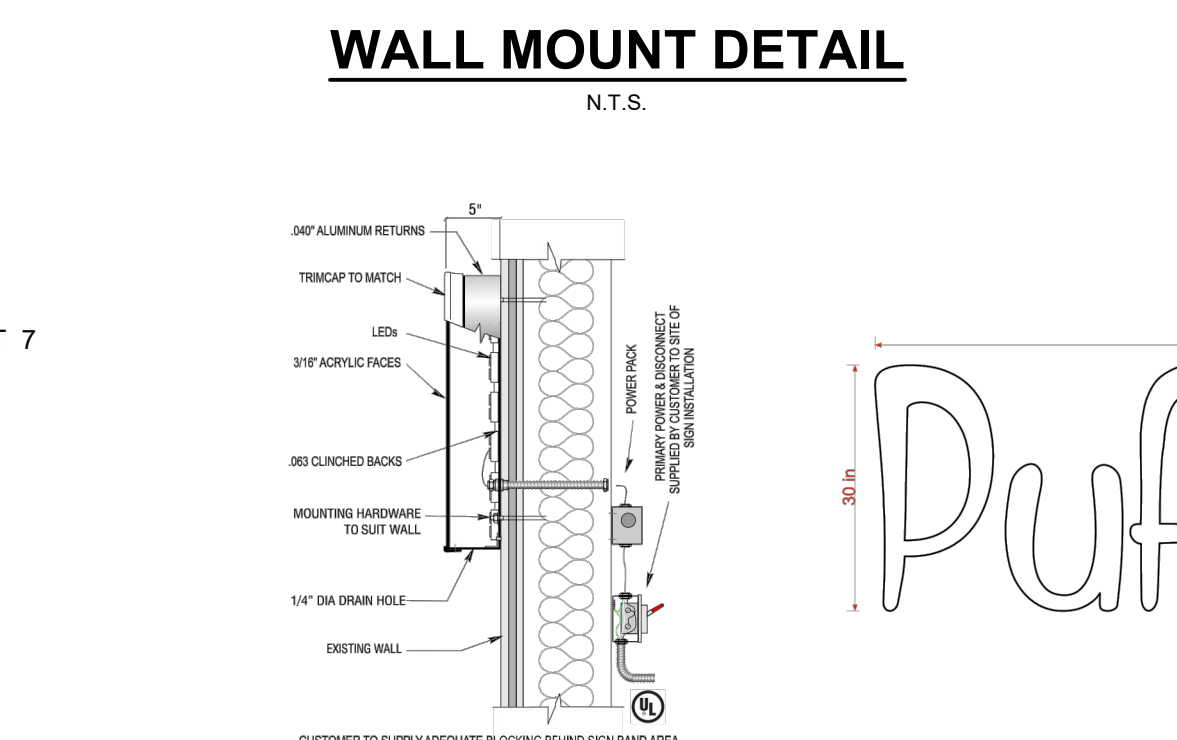
PARKING CRITERIA:

FOR RETAIL: 1 SPACE / 300 S.F. OF GFA

REQUIRED: 1,188 S.F. / 300 S.F. = 4 SPACES REQUIRED

PROVIDED: NONE

THERE IS NO INCREASE IN THE BUILDING'S GFA;
THEREFORE NO VARIANCE IS REQUIRED



	5/13/25	RELOCATE LOADING ZONE PER CITY ORD. 62 OF 2024
	8/1/25	ADDED REAR LIGHTING PLAN
7	9/4/24	ADD OFFSITE LOADING ZONE
6	7/1/24	INCLUDE LOT 24 SURVEY INFORMATION, LOADING ZONE
5	5/9/24	REVISED PER CRDA MEETING OF 5/1/24
4	4/9/24	REVISED TO REMOVE MUA, ZONING BOARD, PLANNING, AND SIGNATURE BLOCKS
3	4/8/24	REVISED CRDA APPROVAL, SIGNATURE BLOCK & BUILDING HEIGHT
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REV	DATE	DESCRIPTION

PRELIMINARY & FINAL MAJOR SITE PLAN BOX 5232 RIVER, N.J. 08754 732-270-9690 732-270-9691 morganengineeringllc.com	SITE LAYOUT PLAN LOT 3 BLOCK 151 1536 ATLANTIC AVENUE (TAX MAP SHEET #28) CITY OF ATLANTIC CITY COUNTY OF ATLANTIC NEW JERSEY												
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Scale:	Drawn By:	Date:	JOB #:	CAD File #	Sheet #								
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