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July 31, 2024
31623 61

Re: ACC - Atlantic City Cannabis, LLC (CRDA Application #2024-07-3662)
Minor Site Plan with Bulk Variances
Completeness Review #1
1714 Atlantic 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:

An Application for a Minor Site Plan with Variances has been received for the subject premise:

Applicant Information

- Applicant: ACC - Atlantic City Cannabis, LLC
3 Sloop Court
Atlantic City, New Jersey 08401
- Owner: Center City Deli, Inc
1714-1716 Atlantic Avenue
Atlantic City, New Jersey 08401
- Attorney Joshua M. Lurie, Esquire, and Adam P. Burns, Esquire
15 Warren Street, Suite 36
Hackensack, New Jersey 07601
- Engineer Trevor Curtis, PE
L2A Land Design, LLC
66 Grand Avenue, 2nd Floor
Englewood, New Jersey 07631
- Planner Nicholas Graviano
Graviano & Gillis Architects & Planners, LLC
P.O Box 3341
Long Branch, New Jersey 07740

- Architect: Corey Buchholz
GRA Design Studio
1924 Rt 22 East
Bound Brook, New Jersey 08805

Documents Submitted

1. CRDA City of Atlantic City Land Use Application, dated June 28, 2024.
2. CRDA City of Atlantic City Cannabis Use Zoning Letter (Form #14)
3. Site Plan titled “ACC - Atlantic City Cannabis, LLC, Minor Site Plan”, prepared by Trevor Curtis, PE, of L2A Land Design, LLC, dated June 27, 2024.
4. Architectural plans by Corey Buchholz, of GRA Design Studio, dated June 26, 2024, consisting of 2 pages as follows:
 - a. “Sheet A-1 Proposed Floor Plan”
 - b. “Sheet A-2 Proposed Security Plan”
5. Lease Assignment for 1714 Atlantic Avenue, Atlantic City, Consisting of 53 pages, dated August 1, 2023.
6. Amendment to Lease Assignment for 1714 Atlantic Avenue, Atlantic City, Consisting of 4 pages, dated August 28, 2023.
7. Resolution of Support by Atlantic City Council, Resolution No. 656, adopted August 24, 2023.
8. Deed dated March 20, 2001, transferring ownership of Block 156 Lot 8 (1714 Atlantic Avenue) to Nael Zumot and Mousa Dababneh d/b/a Center City Deli, Inc. consisting of 4 pages.
9. Tax Bill for Block 156 Lot 8 (1714 Atlantic Avenue), dated November 1, 2023.

Project Description and Background

ACC submitted an application - Atlantic City Cannabis, LLC which is a proposed Class 5 Cannabis Retailer and requires licensing from the NJ Cannabis Regulatory Commission (CRC) in addition to appropriate land use approvals. The site is located approximately mid-block on the south side of Atlantic Avenue between Martin Luther King Boulevard and Indiana Avenue and has a proposed easement and an undefined proposed parking lot behind the building. The Applicant proposes to lease the second floor of 1714 Atlantic Avenue and is seeking a Minor Site Plan with Bulk Variance approval. The applicant proposes to operate a Class 5 Cannabis Retailer business on the second floor of the “Center City Deli”.

The site is located within the CBD Zoning District and in the Green Zone Redevelopment Area. The adopted Green Zone Redevelopment Plan permits the proposed Class 5 Cannabis Retailer. The only improvements appear to be interior building renovations.

Zoning

The Applicant has indicated that the current proposal does not exacerbate several non-conforming existing conditions, including building coverage, impervious coverage, lot width, and lot coverage. Variance relief is being sought for the Green Zone Redevelopment business identification signage requirements and number of off-street parking spaces.

Completeness Review / Submission Waivers Required

We recommend that the application be deemed incomplete until the following is provided:

1. The Applicant must **submit a completed** Minor Site Plan Checklist (Form # 5).
2. The Applicant must **submit a completed** “c” Variance Checklist (Form # 12).
3. The applicant must submit a signed consent from the owner and amend the application to include Block 156 Lot 22 (14 S Dr. Martin Luther King Boulevard) for the proposed access easement.
4. The applicant must submit a title report for Block 156 Lots 22 and 36 to determine if there are any deed restrictions or covenants.

We reserve the right to make further comments as revised submittals are received. Please contact the undersigned if you require any additional information or have any questions.

Sincerely yours,



David J. Benedetti, AICP, PP
CRDA Land Use Board Planning Consultant

Cc: ACC - Atlantic City Cannabis, LLC, Email blackwaterpearlprojects@yahoo.com
Center City Deli, Inc., Email: louay930@comcast.net
Joshua M. Lurie, Esquire, Email: jmlurie@luriestrupinsky.com
Trevor Curtis, PE, Applicants Engineer, Email: tcurtis@l2alanddesign.com
Nicholas Graviano, Applicant’s Planner, Email: nicholas@graviano.com
Corey Buchholz, Applicant’s Architect
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney