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November 4, 2024
31623 61

Re: ACC - Atlantic City Cannabis, LLC (CRDA Application #2024-07-3662)
**Minor Site Plan with Bulk Variances
Completeness Review #2**
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:

Revised / supplemental information for 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), undated.
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, and consisting of the following sheets:
 - a. Sheet C-01 Site Plan
 - b. Sheet C-02 Lighting & Circulation Plan
4. Architectural plans, prepared by Corey Buchholz, of GRA Design Studio, dated June 26, 2024, consisting of the following sheets:
 - 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.
Supplemental submissions
10. NJCRDA Checklist 5, Prepared by Adam P. Burns, Esq., dated October 17, 2024
11. NJCRDA Checklist 12, Prepared by Adam P. Burns, Esq., dated October 17, 2024
12. Title Report by Action Title Research, for 14 S Martin Luther King Boulevard, Block 156 Lot 22
13. Agreement between B & B Parking, Inc. to lease two (2) parking spaces for a term ending September 30, 2025, to Atlantic City Cannabis, LLC at 18 S Martin Luther King Boulevard, Block 156 Lot 23.

Project Description and Background

An application was submitted by 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.

It appears the loading / unloading of product and cash is proposed to occur via a parallel parking space along Atlantic Avenue in the front of the business. Waste and recycling are proposed to be stored in a designated area within the cannabis retail operation prior to collection.

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. The following is summary of the bulk standards and off-street parking requirements for the site:

BULK STANDARDS – CBD ZONING DISTRICT

19:66-5.12(a) 1. i.	BULK REQUIREMENTS PER NJAC 16:66-5.12(A)(IV) (CBD - CENTRAL BUSINESS DISTRICT)	PERMITTED	EXISTING	PROPOSED	STATUS
19:66-5.12(a) 1. iv (1)	Maximum Height (Principal Building) (FT)	65	Less than 65	Less than 65	C
19:66-5.12(a) 1. iv (2)	Lot Area (SF)	5,000	3,500	3,500	ENC
19:66-5.12(a) 1. iv (3)	Lot Depth (FT)	100	125	125	C
19:66-5.12(a) 1. iv (4)	Lot Width (FT)	50	28	28	ENC
19:66-5.12(a) 1. iv (5)	Lot Frontage (FT)	50	28	28	ENC
19:66-5.12(a) 1. iv (6)	Maximum Building Coverage	30%	60%	60%	ENC
19:66-5.12(a) 1. iv (7)	Maximum Impervious Coverage	80%	60%	60%	C
19:66-5.12(a) 1. iv (8)	Minimum Front Yard Setback (FT)	5	0	0	ENC
19:66-5.12(a) 1. iv (9)	Minimum Side Yard Setback (FT)	0	0	0	C
19:66-5.12(a) 1. iv (10)	Minimum Rear Yard Setback (FT)	20	50.09	50.09	C

ENC – Pre-existing Non-conforming Condition

C – Complies

V – Variance Required

OFF-STREET PARKING & LOADING

OFF-STREET PARKING REQUIREMENTS (PER TOWNSHIP OF ATLANTIC CITY ORDINANCES §163-70)	REQUIRED	EXISTING	PROPOSED	STATUS
Ground Floor: Commercial Retail (Deli) (One space for each 300 sf of floor area)	2,100 SF / 300 SF = 7 Spaces	0	14 Spaces	C
Second Floor: Commercial Dispensary (One Space for Each 300 SF of Floor Area)	2,100 SF / 300 SF = 7 Spaces	0		
TOTAL	14	0	14 Spaces	C

Completeness Review / Submission Waivers Required

1. The application requires the following waivers from the NJ CRDA Minor Site Plan Checklist (Form # 5):
 - a. Item number 6 – “Project narrative describing existing conditions, surrounding uses and the proposed development including a list of variances and design waiver relief sought, if any.”
 - b. Item number 21 – “Stormwater management plans and drainage calculations. (19:66-7.5).”
 - c. Item number 23 – “Grading plan depicting the direction of flow of surface run-off, spot elevations, contours within 1-foot intervals, stormwater management structures.”
 - d. Item number 24 – “Landscaping Plan, details and plant schedule (19:66-7.6).”
 - e. Item number 26 – “Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater) “
 - f. Item number 27 – “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.”
 - g. Item number 27 – “Road and paving cross-sections and profiles.”
 - h. Item number 31 – “Preliminary architectural plan and elevations, and areas and type of each proposed use.”
 - i. Item number 34 – “Performance guarantee [19:66-3.4 (b)]”
 - j. Item number 35 – “Maintenance guarantee (19:66-16.3)”
 - k. Item number 36 – “Inspection Fees (19:66-16.1)”

2. The application requires the following waivers from the NJ CRDA “c” Variance Checklist (Form #12):
 - a. Item number 7 – “Project narrative describing existing conditions, surrounding uses and the proposed development including a list of variances and design waiver relief sought, if any.”
3. The applicant must submit a turning template to demonstrate sufficient room for vehicles to maneuver in the easement area.
4. The applicant must submit a signed consent from the owner and amend the application to include Block 156, Lots 22 (14 S Dr. Martin Luther King Boulevard) and 23 (18 S Dr Martin Luther King Boulevard) for the proposed access easement.
5. The applicant must submit a title report for Block 156 Lots 22 to determine if there are any deed restrictions or covenants.

We do not recommend that a waiver is granted for Checklist #5, Item 6, or Checklist #12, Item 7. Before the application is deemed complete, the following shall be provided:

1. A detailed description of how the site will operate related to parking and circulation.
2. Signed consent / access agreements from the owner(s) of Block 156, Lots 22 & 23 should be provided.
3. The application shall be amended to include Block 156 Lot 22 (14 S Dr. Martin Luther King Boulevard) for the proposed access and parking easement.
4. The applicant shall provide a circulation plan for Block 156 Lots 8 and 22. Block 156 Lot 23 must also be included since two parking spaces are leased for the project and to demonstrate proper vehicle circulation.
5. Consent from the City of Atlantic City to utilize the proposed loading space along the Atlantic Avenue frontage shall be provided.

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,



G. Jeffrey Hanson, PE, CME
CRDA Land Use Board Engineering Consultant



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

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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
Tetje Linsk, CRDA Administrative Assistant

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