

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 ON THE SUBJECT PROPERTY LOCATED AT 1624 PACIFIC AVENUE, BLOCK 48.01 LOT 2, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3602

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, Score 420 DJ, Inc. (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 sales of adult use recreational cannabis at the subject property located at 1624 Pacific Avenue, Block 48.01 Lot 2, on the Tax Map of Atlantic City, located in the Resort Commercial (RC) Zoning District, within the Green Zone Redevelopment Area; and

WHEREAS, on June 6, 2024, the Authority’s Land Use Regulation and Enforcement Division convened a public hearing on Application 2024-03-3602 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 July 1, 2024 (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 July 1, 2024.

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 2024-03-3602 is hereby approved in accordance with the Hearing Officer's Report and Recommendation dated July 1, 2024.
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 24-78 of the Casino Reinvestment Development Authority.

Michael Beson
MICHAEL BESON, SECRETARY

MEETING OF JULY 16, 2024



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

EXHIBIT “A” TO RESOLUTION 24- , ADOPTED 7/16/2024

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 #2024-03-3608
Score 420 DJ, Inc.
Minor Site Plan Approval with Variance Pursuant to N.J.S.A. 40:55D-70(c)
1624 Pacific Avenue
Block 48.01, Lot 2
Resort Commercial (RC) Zoning District
Green Zone Redevelopment Area

DATE: July 1, 2024

EXECUTIVE SUMMARY

On June 6, 2024, the Casino Reinvestment Development Authority (the “Authority”) heard testimony and public comment on the above-subject application. The Applicant, Score 420 DJ, Inc. (the “Applicant”), seeks 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. Other than façade improvements and signage, no physical changes to the site plan 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. 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

Score 420 DJ, Inc.
Minor Site Plan Approval with Variance Pursuant to N.J.S.A. 40:55D-70(c)
1624 Pacific Avenue
Block 48.01, Lot 2
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 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. Other than façade improvements and signage, no physical changes to the site plan 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
- A-2 Floor Plan dated 6/5/2024
- A-3 Google Aerial
- A-4 Floor Plan stamped "received" 5/1/24
- B-1 Letter from Environmental Resolutions, Inc. dated 5/30/2024

FINDINGS OF FACT

The Applicant seeks 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. Other than façade improvements and signage, no physical changes to the site plan 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, Bridget A. Sykes, Esq., introduced the application generally and provided background regarding the specific relief sought by the Applicant.



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

The Applicant presented the testimony of Matthew Kopelman, who is a principal of the Applicant. He noted that the Applicant proposes the operation of a Class 5 dispensary for the sale of adult use recreational cannabis on the ground floor of the subject property. The second and third floors are to remain vacant. He testified that the Applicant has entered into a lease agreement with the property owner at the corner for eight parking spaces.

Mr. Kopelman testified regarding operational features and security procedures. He testified the facility will be open from 10 am to 10 pm daily, or as permitted under City ordinances. He stated that deliveries will be made with a Sprinter van at a designated loading space along Martin Luther King Boulevard during normal business hours. Deliveries will be made through a secure door at the rear of the building.

Mr. Kopelman testified that all trash and recycling will be stored inside of the building and removed by a commercial hauler, and agreed to have the plan amended to depict trash storage. All cannabis waste will be disposed of in accordance with the requirements of the Cannabis Regulatory Commission.

Mr. Kopelman 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 Cannabis Regulatory Commission.

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 described the location of the site, existing conditions and development proposal, and identified the leased parking spaces. He explained that there are no changes proposed to the building footprint.

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) for parking. Specifically, the Applicant requests a variance to permit zero on-site parking spaces where a minimum of 8 are required. He testified that there are currently zero on-site parking spaces. In addition, the Applicant's proposal to add off-site parking on the adjacent property improves a pre-existing non-conforming condition. Finally, he testified that there is adequate public parking available in the vicinity of the site.



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

Mr. Barnhart opined that the approval of the application for development would advance the purposes of the Municipal Land Use Law (the "MLUL") by promoting a the public health, safety and welfare (Purpose A) by improving a pre-existing non-conforming condition. With respect to the negative criteria, Mr. Barnhart testified that the grant of the variance would not have any substantial detriment to the Tourism District Master Plan or Tourism District Land Development Rules.

The Applicant presented the testimony of William McClees, who was qualified as an expert in the field of professional architecture. Mr. McClees described the location of the site, development proposal and site layout. He testified as to architectural features of the proposed improvements, floor-plans, design elements, building materials, roof-mounted equipment, operational features and signage. He noted that the Applicant revised the site to convert the front door to a recessed door with an alcove in accordance w/ Cannabis Regulatory Commission regulations. He also agreed to revise the site plan to address the angled door at the rear of the building and label storage space. Mr. McClees testified that the upper floors have separate entrances and that is no way to access the retail facility from the other two floors.

David DiBenedetto, P.P., was qualified as an expert in the field of professional planning and provided testimony on behalf of the Authority. Mr. DiBenedetto testified that he supports the approval of the Application, subject to the Applicant's compliance with all requirements of the Environmental Resolutions, Inc. review letter.

Vincent Barth, who owns property adjacent to the subject property, appeared and offered public comments regarding dumpsters in the rear of the building. The Applicant agreed to discontinue use of the dumpsters, store trash inside the building and place trash on Pacific Avenue on collection days.

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)



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

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.

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 variances pursuant to N.J.S.A. 40:55D-70(c) for parking. Specifically, the Applicant requests a variance to permit zero on-site parking spaces where a minimum of 8 are required. There are currently zero on-site parking spaces. The Applicant's proposal to add off-site parking on the adjacent property improves a pre-existing non-conforming condition. Finally, there is adequate public parking available in the vicinity of the site.

Approval of the application for development would advance the purposes of the MLUL by promoting a the public health, safety and welfare (Purpose A) by making improves a pre-existing non-conforming condition.

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



Casino Reinvestment Development Authority Land Use Regulation and Enforcement Division

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.

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.

4856-7643-7196, v. 1

Christopher J. Noll, PE, CME, PP
President & CEO

William H. Kirchner, PE, CME, N-2
Vice President

Rakesh R. Darji, PE, PP, CME, CFM
Vice President/Treasurer

Benjamin R. Weller, PE, CME, CPWM, S-3, C-3
Secretary



Joseph P. Orsino, Jr. CET, *Vice President*
Harry R. Fox, NICET III
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Marc H. Selover, LSRP, PG

May 30, 2024
31623 52

Re: Score 420 DJ, Inc. (CRDA Application #2024-03-3602)
Minor Site Plan with Bulk Variances
Technical Review #1
1624 Pacific Avenue
Block 48.01, Lot 2
Score 420 DJ, Inc.
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: Score 420 DJ, Inc.
c/o Matthew Kopelman
6300 Riverside Plaza, Ln NW, 100 PMB 1124
Albuquerque, NM 87120
- Owner: Thomas J. Subranni & Robert P. Subranni
115 S. 11th Avenue
Longport, NJ 08403
- Attorney: Bridget A. Sykes, Esquire
1301 Atlantic Avenue
Midtown Building, Suite 400
Atlantic City, NJ 08401
- Engineer: Jon J. Barnhart, PE, PP
Arthur Ponzio Co.
400 N Dover Avenue
Atlantic City, NJ 08401
- Planner: Same as Engineer
- Architect: William C. McLees, AIA, LEED AP
5 Macarthur Boulevard
Somers Point, NJ 08244

Documents Submitted

1. Application Cover Letter, prepared by Bridget A. Sykes, Esquire, Applicant's Attorney, dated April 3, 2024.
2. Supplemental Submission Cover Letter, prepared by Bridget A. Sykes, Esquire, Applicant's Attorney, dated April 8, 2024.
3. Response to Completeness Review #1, prepared by Bridget A. Sykes, Esquire, Applicant's Attorney, dated April 18, 2024.
4. "Minor Site Plan and Variance Plan", 1 Sheet, April 1, 2024, Last revised April 30, 2024, prepared by Jon J. Barnhart, P.E., P.P., including existing conditions survey.
5. Corporate Disclosure Statement, by The Sourface Company and Matthew Kopelman, dated April 2, 2024.
6. CRDA Minor Site Plan Checklist (Form #5).
7. CRDA "c" Variance Checklist (Form 12).
8. Application Statement with right of way easement as recorded in Deed Book 1259, Page 332 annexed as Exhibit "A".
9. Photos depicting the Property.
10. Deed to Property.
11. Certification of Paid Taxes.
12. 200 Foot Property Owners List.
13. Parking Lease Agreement, dated April 5, 2024.
14. Site Photos taken by Bridget Sykes, Esq. on April 15, 2024, 33 pages, Email Correspondence from the Property owner, Thomas Subranni on the Past Second Floor Uses dated April 3, 2024, 2 pages, and Property Record Card, dated April 3, 2024.
15. "Architectural Floor Plan and Elevation", inclusive of Security Plan, 2 Sheets, prepared by William C. McLees, AIA, LEED AP, dated January 1, 2024, last revised April 18, 2024.
16. Atlantic City Ordinance Section 243-24 and Section 243-78, demonstrating City's designation of proposed loading zone.
17. Atlantic City Council Resolution No. 116 of 2024.

Completeness Review / Submission Waivers Required

We recommended that the application be deemed complete in our completeness review letter dated May 8, 2024 on the condition that the Applicant provided the supplement information requested by the CRDA's Land Use Regulation Officer. The application was subsequently deemed complete.

The Applicant requires submission waivers for Minor Site Plan Checklist (Form # 5) Item Nos. 13, 18, 21, 23, 24, 25, 27, 28, 29 and 30.

We do not have any objection to granting the requested submission waivers, as many do not apply. The submission waivers should only be granted on the condition that all comments in our previous review letters related to these items are addressed by the Applicant via testimony and/or supplemental information before or at the time of the land use hearing, whichever is appropriate.

Technical Review #1

The following technical comments are offered concerning the Applicant's proposal:

A. Project Description and Background

Score 420 DJ Inc., is the contract purchaser of the property located at 1624 Pacific Avenue, designated as Block 48.01, Lot 2 on the official tax map of the City of Atlantic City (the “Property”). The Property is located in the RC Resort Commercial Zoning District and is also located within the Green Zone Redevelopment Area. The Applicant seeks approval of a Certificate of Nonconforming use for first-floor retail; and second and third-floor residential units; and Minor Site Plan approval with bulk variance relief for various preexisting non-conforming conditions for a retail cannabis facility.

The Property is developed with a 3-story mixed-use building built in approximately 1920. The Property has been under the ownership of the seller’s family for multiple generations. The first floor was historically used as a beauty parlor and most recently as a law office. The second and third floors have historically been used as two residential apartments, followed by a hotel, and most recently as offices.

The City of Atlantic City issued the Applicant a resolution of support on January 24, 2024, to obtain a retail cannabis license for use at the Property. The Applicant proposes to renovate the first floor of the building for use as a retail cannabis facility.

The Applicant does not propose any exterior improvements in connection with the Application and only proposes interior renovations to the first-floor unit and exterior aesthetic enhancements.

B. Bulk Variance Review

1. Section 19:66-5.10(a)(1)(iv)(2) of the Land Development Rules requires a minimum lot area of 7,500 square feet (SF) where 2,417 SF is proposed. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
2. Section 19:66-5.10(a)(1)(iv)(3) of the Land Development Rules requires a minimum lot depth of one hundred and fifty feet (150’) where 100’ is provided. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
3. Section 19:66-5.10(a)(1)(iv)(4) of the Land Development Rules requires a minimum lot width of 50’ where 24.17’ is provided on Pacific Avenue. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
4. Section 19:66-5.10(a)(1)(iv)(5) of the Land Development Rules requires a minimum lot frontage of 50’ where 24.17’ is provided on Pacific Avenue. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
5. Section 19:66-5.10(a)(1)(iv)(6) of the Land Development Rules permits a maximum building coverage of seventy percent (70%), whereas 94% is proposed. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
6. Section 19:66-5.10(a)(1)(iv)(7) of the Land Development Rules permits a maximum impervious coverage of 80%, whereas 100% is proposed. This is an existing non-conforming condition that is not being exacerbated by the current proposal.
7. Section 19:66-5.10(a)(1)(iv)(10) of the Land Development Rules requires a minimum rear yard setback of 20’, whereas 4.1’ is proposed. This is an existing non-conforming condition that is not being exacerbated by the current proposal.

8. Section 19:66-5.8(b)1 of the Land Development Rules requires a minimum of one (1) off-street parking space per 300 SF of floor space. The proposed business comprises 2,302 SF, resulting in a requirement of eight (8) off-street parking spaces. The second and third floors were last used as offices. The minimum parking required for office use is 1 space per 400 SF of floor space. The second and third floors comprise a total of 4,716 SF of floor area, which results in a requirement of twelve (12) spaces ($11.79 = 4,716/400$). A variance is required. It should be noted that the existing site has zero (0) off-street parking spaces and proposes to lease eight (8) parking spaces from 1600 Pacific Avenue (B&B Parking Inc.). The Zoning Schedule (RC District) on Sheet C-1 of the Site Plans incorrectly calculates the off-street parking requirement based upon the actual retail space versus the overall floor area and is contrary to the language of the cited section of the CRDA Rules. The Zoning Chart should be revised accordingly to show that a total of twenty (20) parking spaces are required by rule.
9. With respect to Item Nos. 1 through 8, for "c" variances the applicant must demonstrate that the strict application of the zoning regulations to the property creates a hardship or results in exceptional practical difficulties by reason of the exceptional shape of the property or the exceptional topographic conditions uniquely affecting the property. In addition, the applicant will have to demonstrate that the benefits of granting any variance outweigh the detriments.

C. Site Plan Review / General Comments

10. The proposed off-street parking spaces are located at 1600 Pacific Avenue (Block 49 Lot 3), approximately two blocks from the site. The Applicant has provided a lease for eight (8) parking spaces, however an amended agreement or further variance relief will be required for any parking spaces that are required for use of the second and/or third floors.
11. The Applicant should provide testimony regarding how the loading and unloading of the delivered products, cash, and any other products/supplies will be achieved safely and securely.
12. The area at the rear of the subject property is labeled as a "4' Wide Alley" from Martin Luther King, Jr. Boulevard on the Arthur Ponzio Co. Plan by Jon J. Barnhart dated April 1, 2024.
13. Approval of the design standards promulgated in the Green Zone Redevelopment Plan is required from the City of Atlantic City. The Applicant should provide testimony regarding the status of the City's review of the proposal.
14. Per the Green Zone Redevelopment Plan Section (5.1.2.d.3.d.) the windows must not be opaque.
15. The applicant must testify to compliance with the Green Zone Redevelopment Plan Section 5.1.2.d.4 (Doors). The applicant does not appear to comply with the following sections:
 - i. 5.1.2.d.4.b. Storefront doors shall be recessed from the storefront wall when possible. The Applicant has not provided a recessed door or external vestibule and does not meet this requirement.
 - ii. 5.1.2.d.4.k. Doors that swing out directly onto sidewalks are prohibited.
16. The Applicant proposes a separate application for business identification signage. Any proposed signage must conform to the Land Development Rules and Section 5.1.2.d.7. of the Green Zone Redevelopment Plan or else variance relief will be necessary.
17. Per the Green Zone Redevelopment Plan Section 5.1.d.8 which governs security and surveillance measures, an electronic alarm system that automatically notifies the police and the business owner

shall be installed. The Applicant shall provide testimony / supplemental information regarding the proposed security and surveillance measures. It is recommended that any approval be conditioned upon the proposed measures being submitted to the City Police Department for their review and approval before issuing a Certificate of Land Use Compliance.

18. The Applicant shall provide testimony on the anticipated nature and volume of trash and recycling that will be generated. Sections 19:66-7.12(c) and 19:66-7.12(k) of the Land Development Rules stipulate the design requirements for outdoor trash and recycling areas. The Applicant proposes an indoor trash area at the rear of the building for such purpose. It appears that the trash and recycling will be removed through the adjacent alley to the rear and out to MLK Blvd. The Applicant should provide testimony regarding the proposed removal method and route.
19. A licensing agreement from the City of Atlantic City shall be sought and received should any signage, building projections, awnings, etc. exist or are proposed within the City right-of-way.

D. Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. Atlantic City Building Code Official
 - b. City of Atlantic City – Green Zone Redevelopment Zone Design Standards
 - c. City of Atlantic City – any proposed encumbrances into the City right-of-way
 - d. Atlantic City Police Department
 - e. NJ Cannabis Regulatory Commission
 - f. All others as necessary

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

Sincerely yours,



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

Gjh/djb

Cc: Score 420 DJ, Inc., c/o Matthew Kopelman, Email: matt@score420.io
Thomas J. Subranni & Robert P. Subranni, Email: tjsubranni@gmail.com
Bridget A Sykes, Esq., Email: bsykes@foxrothschild.com
Jon J Barnhart, Arthur Ponzio Co., Email: jbarnhart@aponzio.com
William C McLees, AIA, Email: bmclees@wmarch.net
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney

Tally

DATE: JULY 16, 2024

SCORE 420 DJ, INC. - 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 ON THE SUBJECT PROPERTY LOCATED AT 1624 PACIFIC AVENUE, BLOCK 48.01 LOT 2, IN THE CITY OF ATLANTIC CITY UNDER APPLICATION #2024-03-3608

Motion: WS

Second: MH

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