

# NEW CANNABIS DISPENSARY

1410 ATLANTIC AVENUE  
ATLANTIC CITY, NEW JERSEY, 08401

## ZONING ANALYSIS

APPLICANT: SITE LOCATION: LOT AND BLOCK: ZONING DISTRICT: EXISTING USE:	CANNABIZ CITY, LLC 1410 ATLANTIC AVENUE, ATLANTIC CITY, NEW JERSEY LOT 146 BLOCK 8 CBD THREE STORY BUILDING - RETAIL USE: MARKET (FIRST FLOOR) STORAGE / UTILITY: (SECOND FLOOR), STORAGE: (THIRD FLOOR)				
PROPOSED USE:	THREE STORY BUILDING - RETAIL USE: CANNABIS (FIRST FLR) STORAGE / UTILITY: (SECOND FLOOR), STORAGE: (THIRD FLOOR)				
DESCRIPTION	REQUIRED CRDA ZONE CBD	EXISTING CONDITION	PROPOSED CONDITION		
HEIGHT (ABV B.F.E.) PRINCIPAL ACCESSORY	65'-0" 35'-0"	± 35'-0" -----	35'-0" -----		
SETBACKS BUILDING FRONT (ATLANTIC AVENUE)	5'-0"	0'-0" (ON-LINE) **	0'-0" (ON-LINE) **		
FRONT (CENTRAL AVENUE)	5'-0"	0'-0" (ON-LINE) **	0'-0" (ON-LINE) **		
SIDE	0'-0"	0'-0" (ON-LINE)	0'-0" (ON-LINE)		
SIDE	0'-0"	0'-0" (ON-LINE)	0'-0" (ON-LINE)		
REAR	20'-0"	N/A	N/A		
LOT COVERAGE BUILDING IMPERVIOUS	30 % 80 %	100 % 100 %	** **	100 % 100 % ** **	
MINIMUM LOT REQ LOT AREA LOT FRONTAGE (ATLANTIC) LOT DEPTH LOT WIDTH	5,000 S.F. 50 FT 100 FT 50 FT	3,750 S.F. 25'-0" 150'-0" 25'-0"	** **  **	3,750 S.F. 25'-0" 150'-0" 25'-0" ** ** **	
FLOOR AREA RATIO: OPEN SPACE:	N/A N/A	----- -----	----- -----		
MAXIMUM DENSITY (DU/ACRE) DWELLING	25 DU/ACRE	N/A	N/A		
SIGNAGE (TOTAL MAXUMIN) WALL	25% OF WALL SURFACE 2 SIGNS	VINYL INTERIOR REMOVED	SEE CHART		
PARKING DEMAND NUMBER OF CARS PARKING DEFICIENCY		16.0 CARS 0 CARS PARKING EXISTING 16 CARS DEFICIENCY **	19 CARS 0 CARS PARKING PROPOSED 19 CARS DEFICIENCY *		
EXISTING NON CONFORMITY **	VARIANCE REQUIRED *	REQUIRES LICENSING AGREEMENT FROM CITY ***			

## SIGNAGE STATISTICS

SYMBOL	SIZE	SQ FT	STATUS	DESCRIPTION	TYPE	SIGNAGE CALCULATION
S/1	2'-8" x 18'-2"	48.44 SQFT	PROPOSED	WALL SIGN	WALL	48.44 SQFT SIGN / 959 SQFT BUILDING = 5%

## PROFESSIONAL CONSULTANT LIST

ARCHITECT: CRAIG F. DOTHE' RA PP PROFESSIONAL ARCHITECT LICENSE NUMBER: 21AI00964000 33 NORTH BRIGHTON AVENUE, ATLANTIC CITY, NJ 08401 PHONE: 609-348-2236
PLANNER: J TIMOTHY KERMAN, PE, PP, CME PROFESSIONAL PLANNER LICENSE NUMBER: 05400 COLLIERS ENGINEERING & DESIGN, INC. 500 SCARBOROUGH DRIVE, SUITE 108 EGG HARBOR TOWNSHIP, NJ 08234 PHONE: 609-916-0562
LAWYER: DONALD M. PEPE, ESQUIRE PROFESSIONAL ATTORNEY ID NUMBER: 029132001 SCARINCI & HOLLENBECK, LLC ATTORNEYS AT LAW 331 NEWMAN SPRING RD, BLDG 3 SUITE 310 RED BANK, NJ 07701 PHONE: 732-780-5590
SURVEYOR: R. THOMAS HUGG PROFESSIONAL LAND SURVEYOR LICENSE NUMBER: GS36737 COLLIERS ENGINEERING & DESIGN, INC. 500 SCARBOROUGH DRIVE, SUITE 108 EGG HARBOR TOWNSHIP, NJ, 08234 PHONE: 609-910-4068

## PARKING DEFICIENCY

EXISTING PARKING STATISTICS				PROPOSED PARKING STATISTICS			
FIRST FLOOR MERC (BANK) 3,281.27 SF / 400 SF	8.0 CARS	FIRST FLOOR MERC (RETAIL CANNABIS USE) 3,281.27 SF / 300 SF	10.6 CARS	SECOND FLOOR STORAGE / UTILITY 3,353.72 SF / 500 SF	6.7 CARS	THIRD FLOOR STORAGE 640.28 SF / 500 SF	1.3 CARS
SECOND FLOOR STORAGE / UTILITY 3,353.72 SF / 500 SF	6.7 CARS	THIRD FLOOR STORAGE 640.28 SF / 500 SF	1.3 CARS	SUBTOTAL	16 CARS	SUBTOTAL (ROUND UP)	19.0 CARS
THIRD FLOOR STORAGE 640.28 SF / 500 SF	1.3 CARS	TOTAL EXISTING PARKING DEMAND EXISTING PARKING	16 CARS 0 CARS	TOTAL PROPOSED PARKING DEMAND (ROUND UP) EXISTING PARKING	30 CARS 0 CARS	EXISTING DEFICIENCY	16 CARS
SUBTOTAL	16 CARS	PROPOSED DEFICIENCY	19 CARS	PARKING VARIANCE CALCULATION EXISTING DEFICIENCY = 16 CAR DEFICIENCY PROPOSED DEFICIENCY = 19 CAR DEFICIENCY PROPOSED DEFICIENCY EXCEEDS EXISTING DEFICIENCY THEREFORE A PARKING VARIANCE IS REQUIRED			

Approved by Resolution # _____	Dated: _____
CRDA PLANNER _____	DATE _____
CRDA ENGINEER _____	DATE _____
CRDA LAND USE REGULATION ENFORCEMENT OFFICER _____	DATE _____
CRDA HEARING OFFICER _____	DATE _____

## DRAWING LIST

Z-1	ZONING ANALYSIS / SIGNAGE CHART
Z-2	200'-0 LIST / ZONING MAP / 200' RADIUS MAP
Z-3	SITE PLAN
Z-4	PROPOSED FLOOR PLANS
Z-5	EXISTING FLOOR PLANS
Z-6	EXISTING AND PROPOSED EXTERIOR ELEVATIONS / IMAGES
Z-7	PROPOSED SECURITY FLOOR PLANS
Z-8	PROJECT DISTANCE MAP

## BUILDING AREAS

EXISTING S.F. STATISTICS		PROPOSED S.F. STATISTICS	
FIRST FLOOR (MERCANTILE) RETAIL SALES	3281.27 S.F.	FIRST FLOOR (MERCANTILE) RETAIL SALES	3281.27 S.F.
SECOND FLOOR STORAGE / UTILITY	3353.72 S.F.	SECOND FLOOR STORAGE / UTILITY	3353.72 S.F.
THIRD FLOOR STORAGE	520.06 S.F.	THIRD FLOOR STORAGE	520.06 S.F.
TOTAL BUILDING AREA	7155.05 S.F.	TOTAL BUILDING AREA	7155.05 S.F.

Date	01/20/23
#	1
Revisions	PARKING DEMAND

Consultant
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Craig F. Dothe' Architect LLC. ARCHITECTS & PLANNERS 33 N. Brighton Ave. Atlantic City, NJ 08401	(609) 348-2236 (609) 348-0118 Fox
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Scale	AS NOTED
Project No.:	2022-26
Drawn by:	CFD
Date:	07-25-22

NEW CANNABIS DISPENSARY LOCATED AT: 1410 ATLANTIC AVENUE, ATLANTIC CITY, NJ 08401
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Z-1
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## LIST OF PROPERTY OWNERS WITHIN 200'-0" RADIUS

Tennessee AC LLC  
88 Larkspur Cr  
Sicklerville, NJ 08081

Bluland, Inc. c/o Urbanwear Outlet  
P.O. Box 285  
Wyoming, Rhode Island 02898

Atlantic City Municipal Utilities  
Authority  
Attn: Garth Moyle, Deputy Director -  
(609) 345-3315  
P.O. Box 117 @  
401 N. Virginia Avenue  
Atlantic City, New Jersey 08404-0117  
[gmoyle@acmua.org](mailto:gmoyle@acmua.org)

Tennessee AC LLC  
88 Larkspur Cr  
Sicklerville, NJ 08081

G & M Property  
1339 Pacific Ave  
Atlantic City, NJ 08401

Atlantic City Sewerage Company  
Attn: Walter Miller - 609-345-0131  
1200 Atlantic Avenue, Suite 300  
Atlantic City, New Jersey 08401  
bbruckler@acsewerage.com

Tennessee AC LLC  
88 Larkspur Cr  
Sicklerville, NJ 08081

Jemals Atlantic City LLC  
702 H St. Nw  
Washington, DC 20001

Atlantic County Utilities Authority  
P.O. Box 996  
Pleasantville, New Jersey 08232-0996

Tennessee AC LLC  
88 Larkspur Cr  
Sicklerville, NJ 08081

Casino Reinvestment Development Au  
15 S. Pennsylvania Ave.  
Atlantic City, NJ 08401

Atlantic City Electric  
Attn: Mr. Gregory Brubaker, PE  
2542 Fire Road  
Egg Harbor Township, New Jersey  
08234

Per Marc LLC  
1339 Pacific Ave  
Atlantic City, NJ 08401

Rockfield Investment Group LLC  
32 Institute St.  
Freehold, NJ 07728

South Jersey Gas Company  
Atlantic Division  
Attn: Jim Brun - (609) 645-2690 ext.  
6313  
111 N. Franklin Boulevard  
Pleasantville, New Jersey 08232-0996

Rha;Frank,Raphael,Michael  
604 N. Jerome Ave  
Margate, NJ 08402

28 Atlantic Holding LLC  
4014 Winchester Ave  
Atlantic City, NJ 08401

RMR L.L.C.  
7 Crestwood Ave  
Linwood, NJ 08321

1401 Memorial LLC  
209 Shady Knoll Lane  
Galloway, NJ 08205

Atlantic Lofts LLC  
1500 Market Street #3310E  
Philadelphia, PA 19102

Atlantic City Medical Center  
6725 Delilah Rd  
Egg Harbor Twp, NJ 08234

Ahmed, Saleh Uddin  
4 N. Sacramento Avenue  
Ventnor, NJ 08406

Atlantic County Improvement Auth  
1333 Atlantic Ave- Ste 700  
Atlantic City, NJ 08401

Rha, Raphael & Joseph & Elizabeth  
7 Crestwood Ave  
Linwood, NJ 08221

RMR LLC  
7 Crestwood Ave  
Linwood, NJ 08221

VP South NJ Emerald LLC,  
1000 Pennsylvania Ave  
Brooklyn, NY 11207

Ji, Sung Man & Eun Jung  
1420 Atlantic Ave  
Atlantic City, NJ 08401

Akhter, Masuda  
110 Bristol Rd  
Egg Harbor Twp, NJ 08234

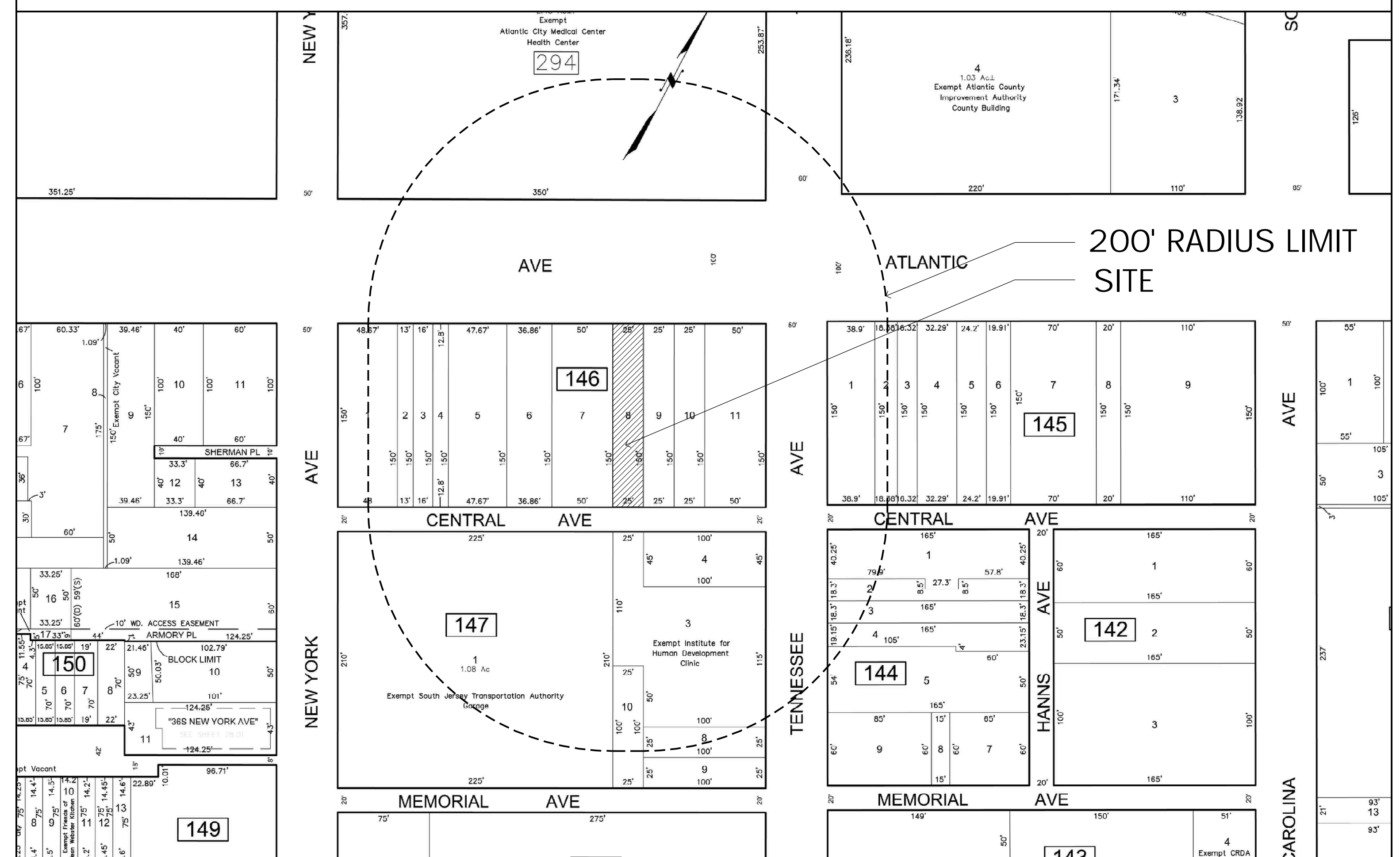
Three Stars II LLC  
1404 Oaktree Rd  
Iselin, NJ 08830

Atallah, Inc  
140 East Nightingale Way  
Galloway Township, NJ 08205

# ZONING & TOURISM DISTRICT MAP



## SITE LOCATION & 200' RADIUS MAP



## Discussion

Craig F. Doherty Architect LLC.  
ARCHITECTS & PLANNERS  
33 N. Brighton Ave. (609) 348-2236  
Atlantic City, NJ 08401 Fax (609) 348-0118

Signature \_\_\_\_\_  
Date 01-20-23  
Registration # AI 09640

LOCATED AT:  
1410 ATLANTIC AVENUE,  
ATLANTIC CITY, NJ 08401

Scale: AS NOTED

Project No.:

Drawn by: CFD

Date: 07-25-22

7-2



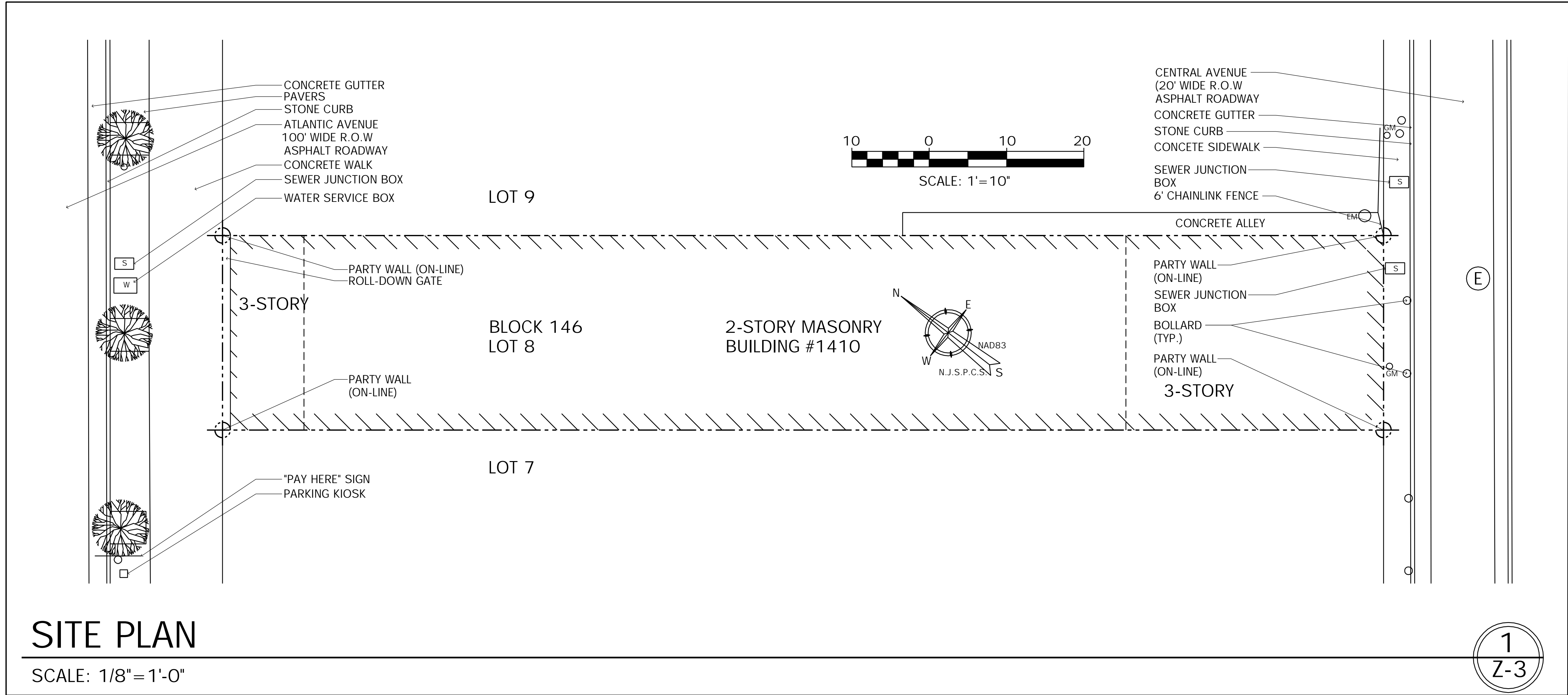
## GENERAL NOTES:

1. PRIOR TO PERFORMING ANY WORK WITHIN THE CITY'S RIGHT-OF-WAY, THE APPLICANT MUST OBTAIN A STREET OPENING PERMIT FROM THE CITY ENGINEER'S OFFICE.

2. ANY BROKEN SIDEWALK, GRANITE / CONCRETE CURBING AND GUTTERS ALONG THE PROPERTY FRONTAGES MUST BE REPLACED.

3. INFORMATION FOR THIS SITE PLAN WAS OBTAINED FROM A SURVEY DATED 07-15-22 BY COLLIERS ENGINEERING & DESIGN, INC

4. PROPOSED APPLICATION INCLUDES A REQUEST FROM THE APPLICANT FOR A POSITIVE RECOMMENDATION FROM THE BOARD TO THE GOVERNING BODY FOR A LICENSING AGREEMENT FOR ANY AND ALL DEVELOPMENT OVER THE PUBLIC RIGHT OF WAY SHOWN ON THE ZONING APPLICATION DRAWINGS



#	Revisions	Date

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Stamp  
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AJ 09640

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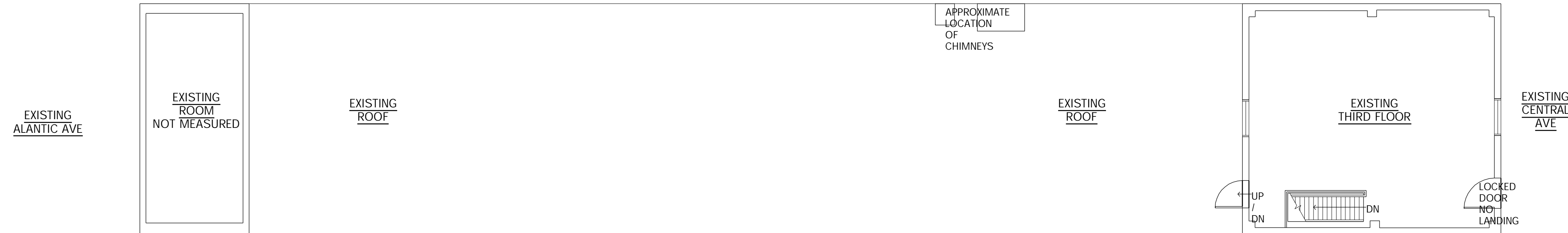
Date:  
07-25-22

1  
Z-3

PROPOSED THIRD FLOOR / ROOF PLAN

SCALE: 1/8" = 1'-0"

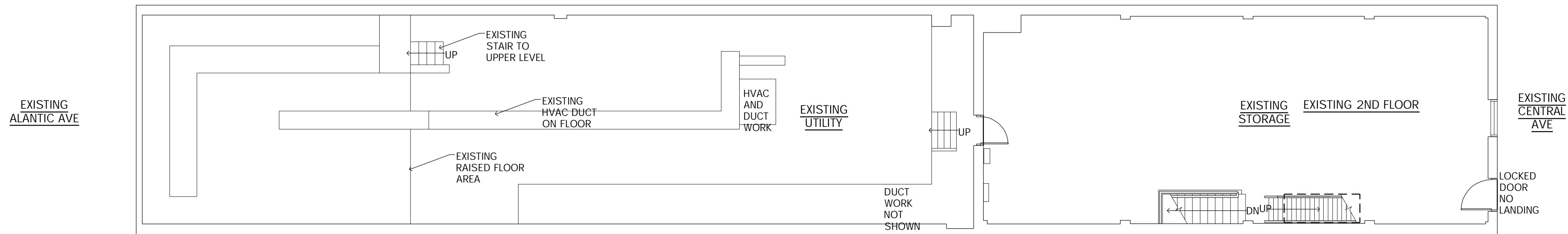
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Z-4



PROPOSED SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

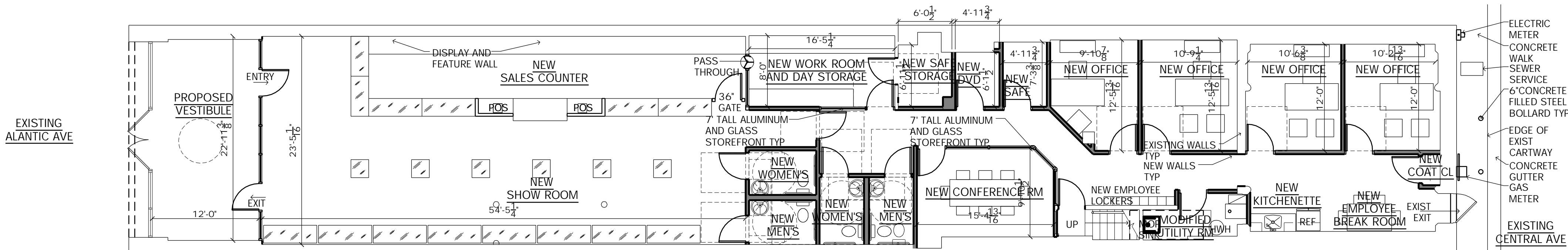
2  
Z-4



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

3  
Z-4



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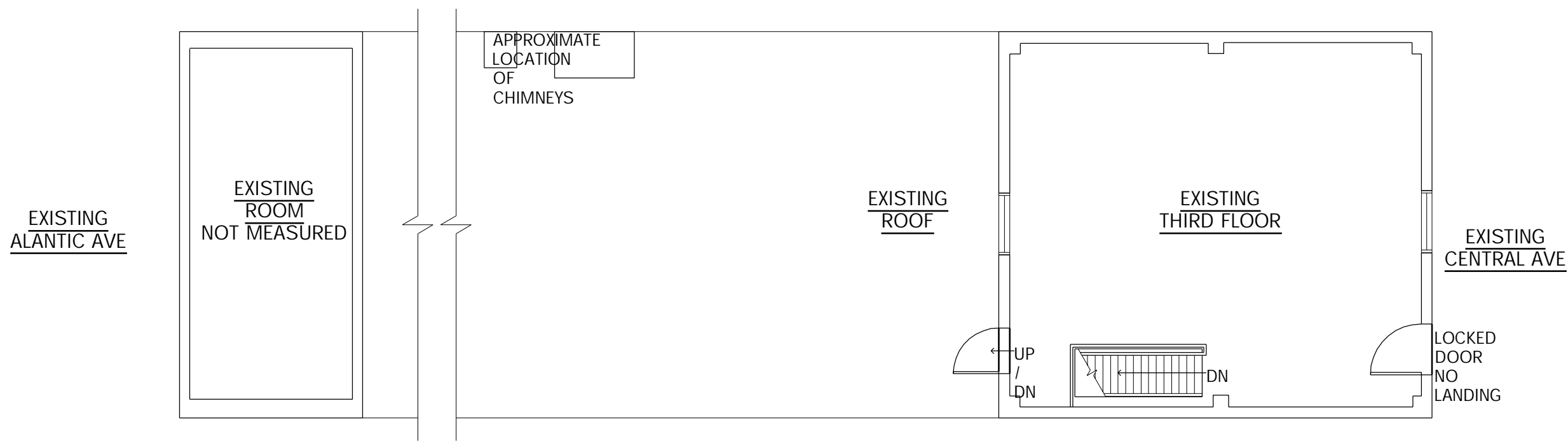
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Z-4

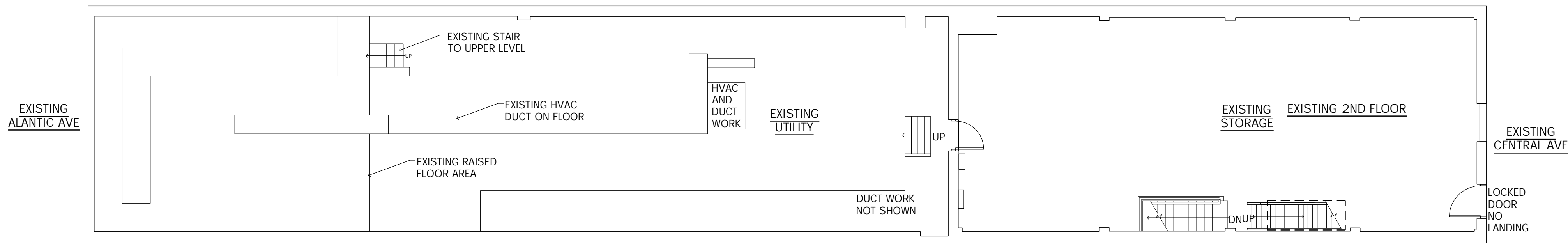
FILE: 2022-26 UPDATED FIR PLAN EXIST AND PR.DWG, 1/31/2023 9:45 AM



## EXISTING PARTIAL THIRD FLOOR / ROOF PLAN

SCALE: 1/8" = 1'-0"

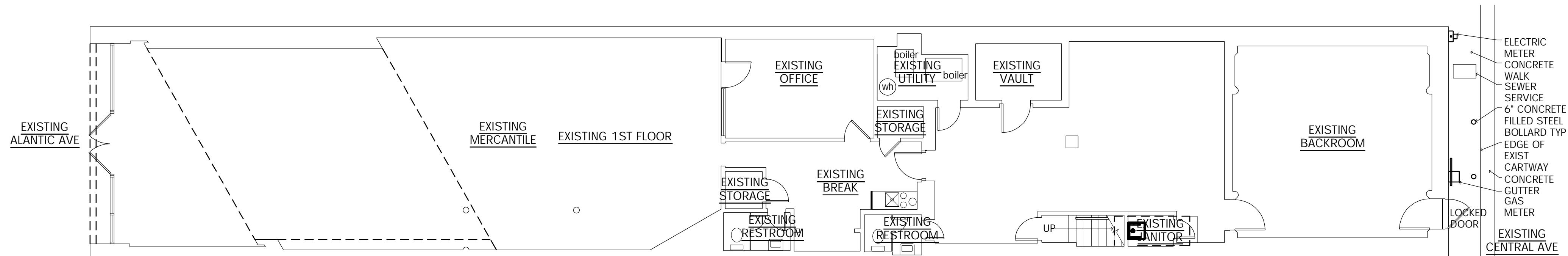
1  
Z-5



## EXISTING SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

2  
Z-5



## EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

3  
Z-5

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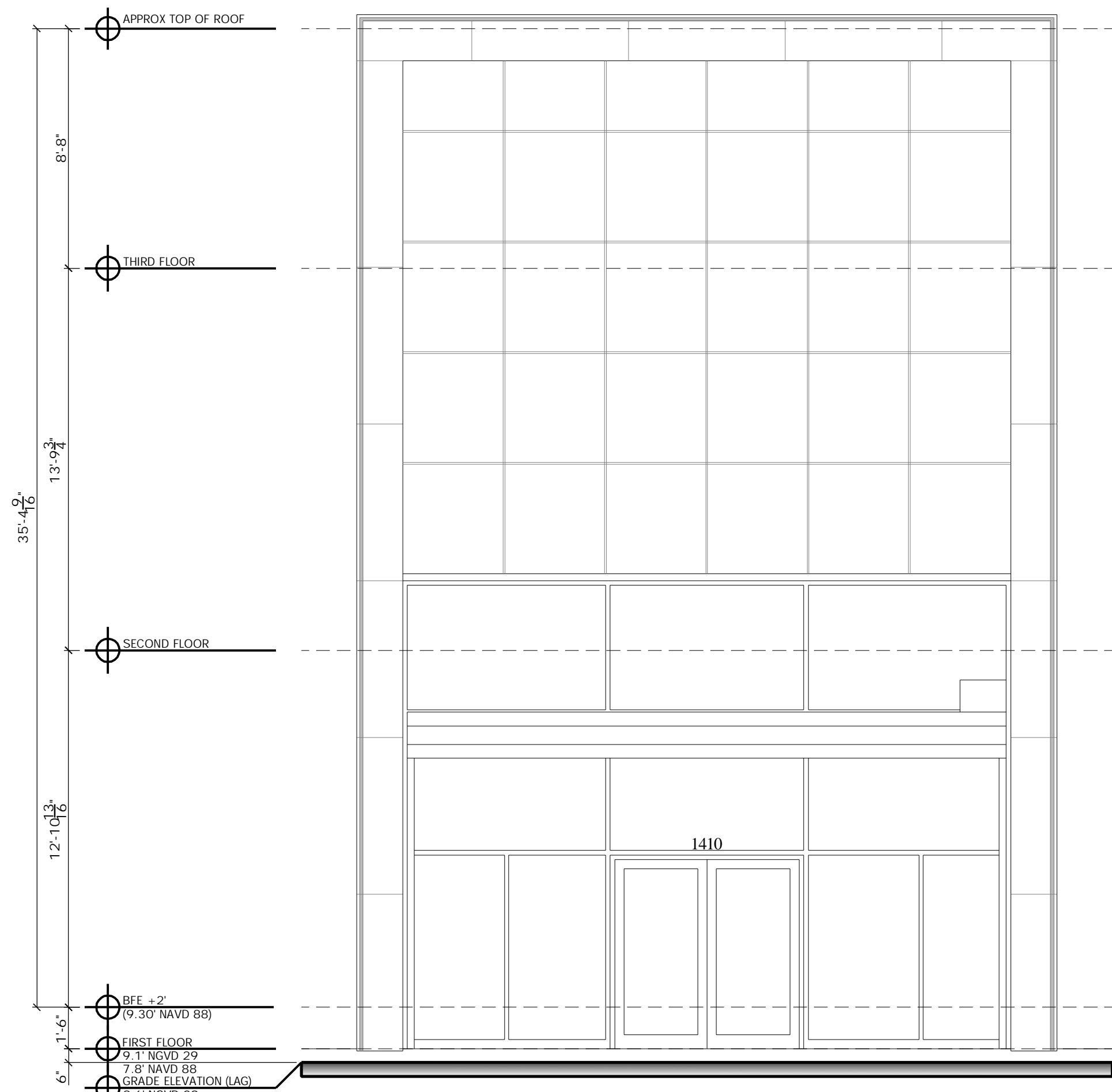
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07-25-22

Z-5



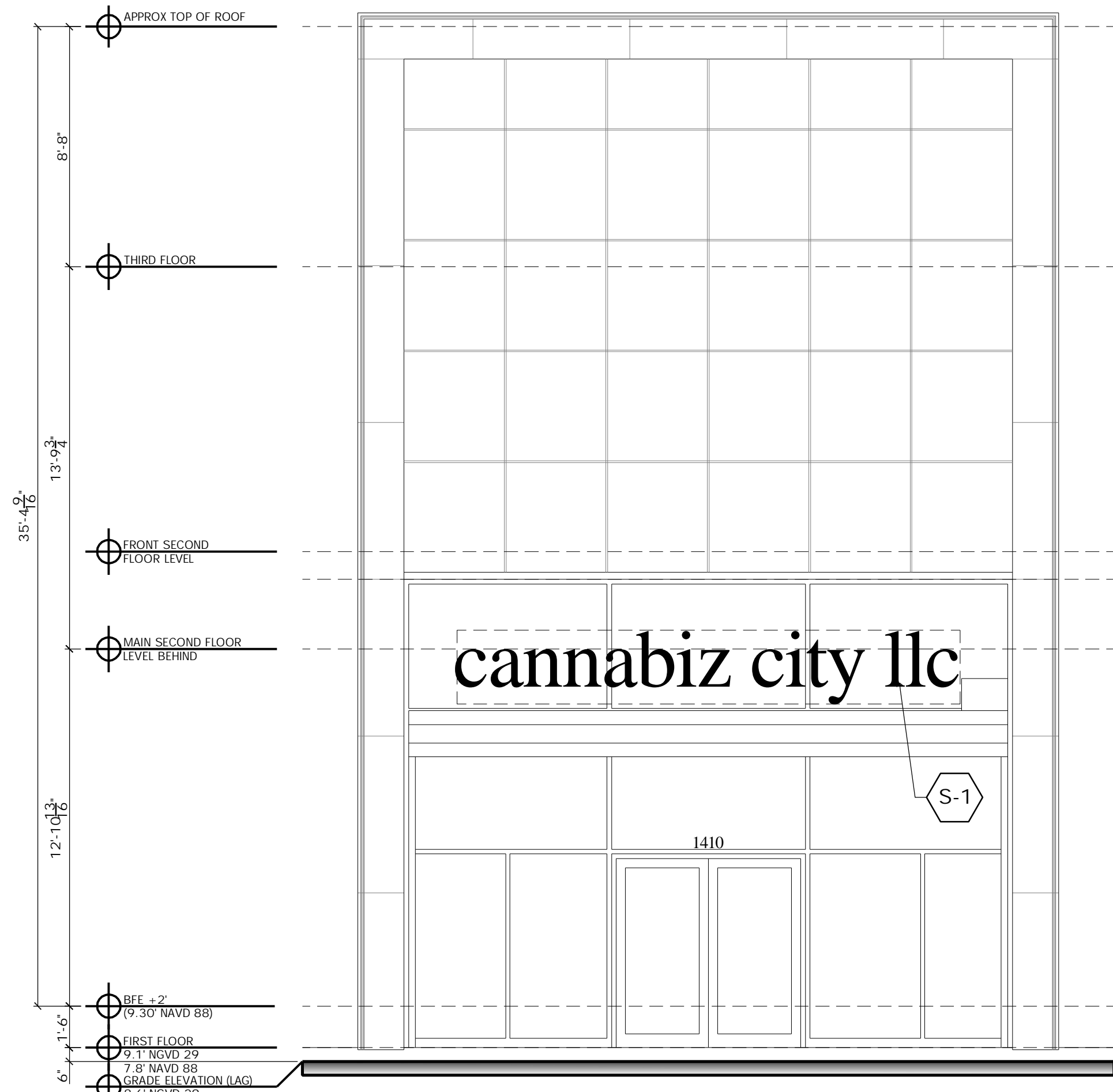
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EXISTING FRONT ELEV (ATLANTIC AVE)

SCALE: 1/4" = 1'-0"

1  
Z-6



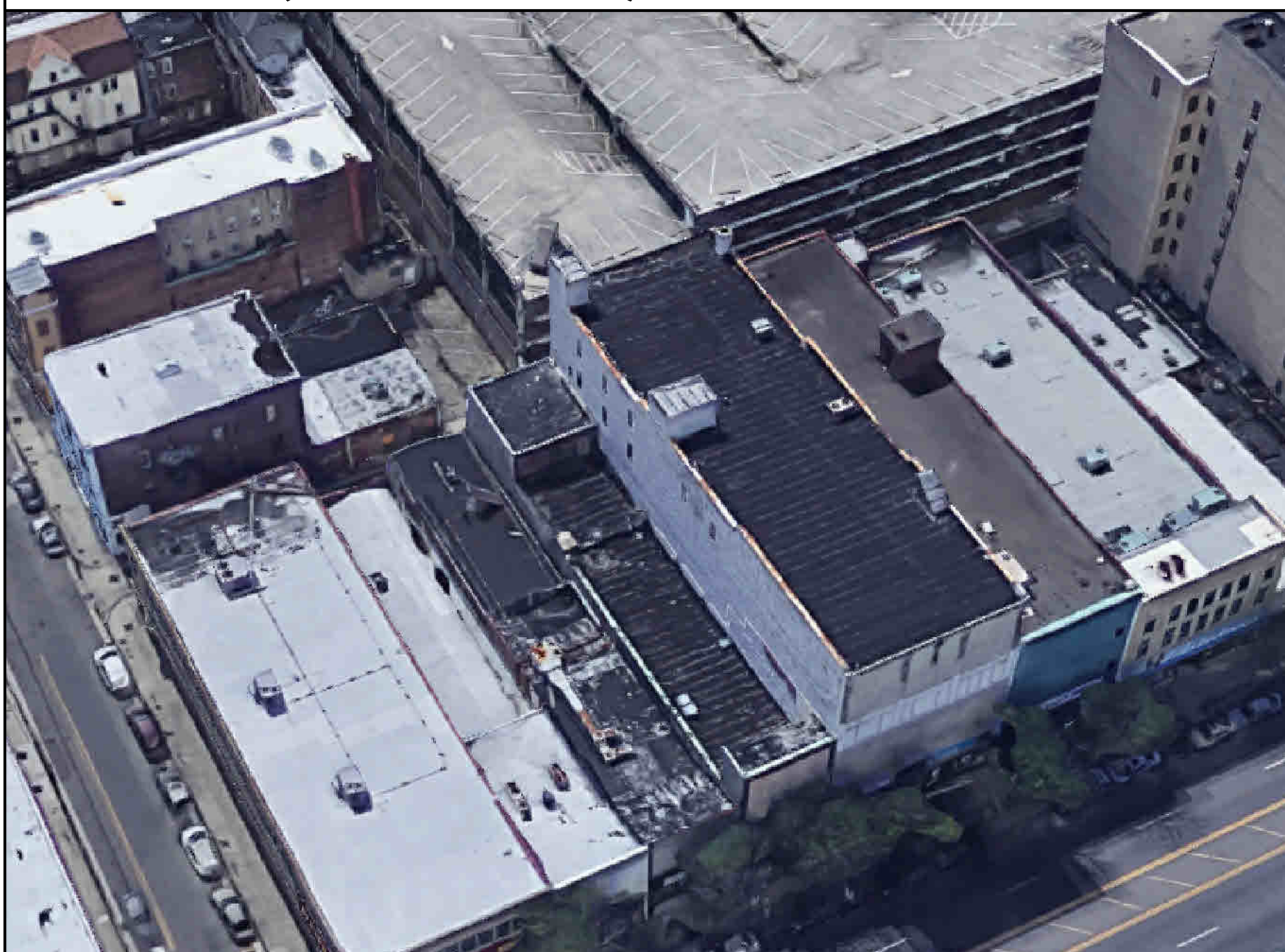
PROPOSED FRONT ELEV (ATLANTIC AVE)

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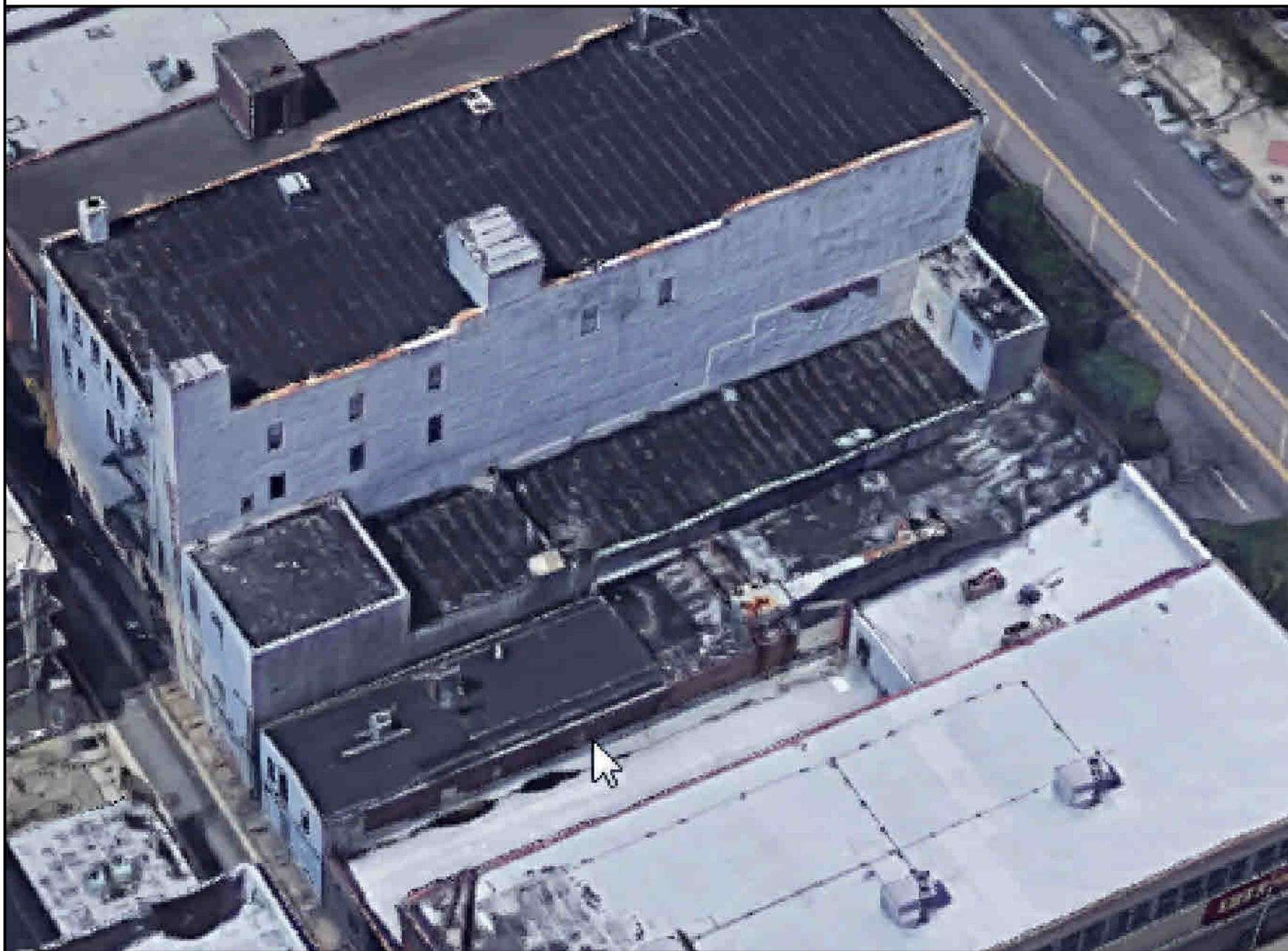
- EXISTING STONE VENEER WALL FINISH
- EXISTING ALUMINUM AND GLASS STOREFRONT SYSTEM
- PROPOSED 6" RACEWAY
- PROPOSED ALUMINUM AND PLEXIGLASS BACKLIT CHANNEL LETTERS
- EXISTING SECURITY GATE MOTOR
- EXISTING ROLL DOWN SECURITY GATE
- EXISTING ALUMINUM AND GLASS STOREFRONT SYSTEM
- EXISTING GRANITE WALL FINISH
- CONCRETE RAMP UP AT ENTRY DOOR
- CONCRETE SIDEWALK

2  
Z-6

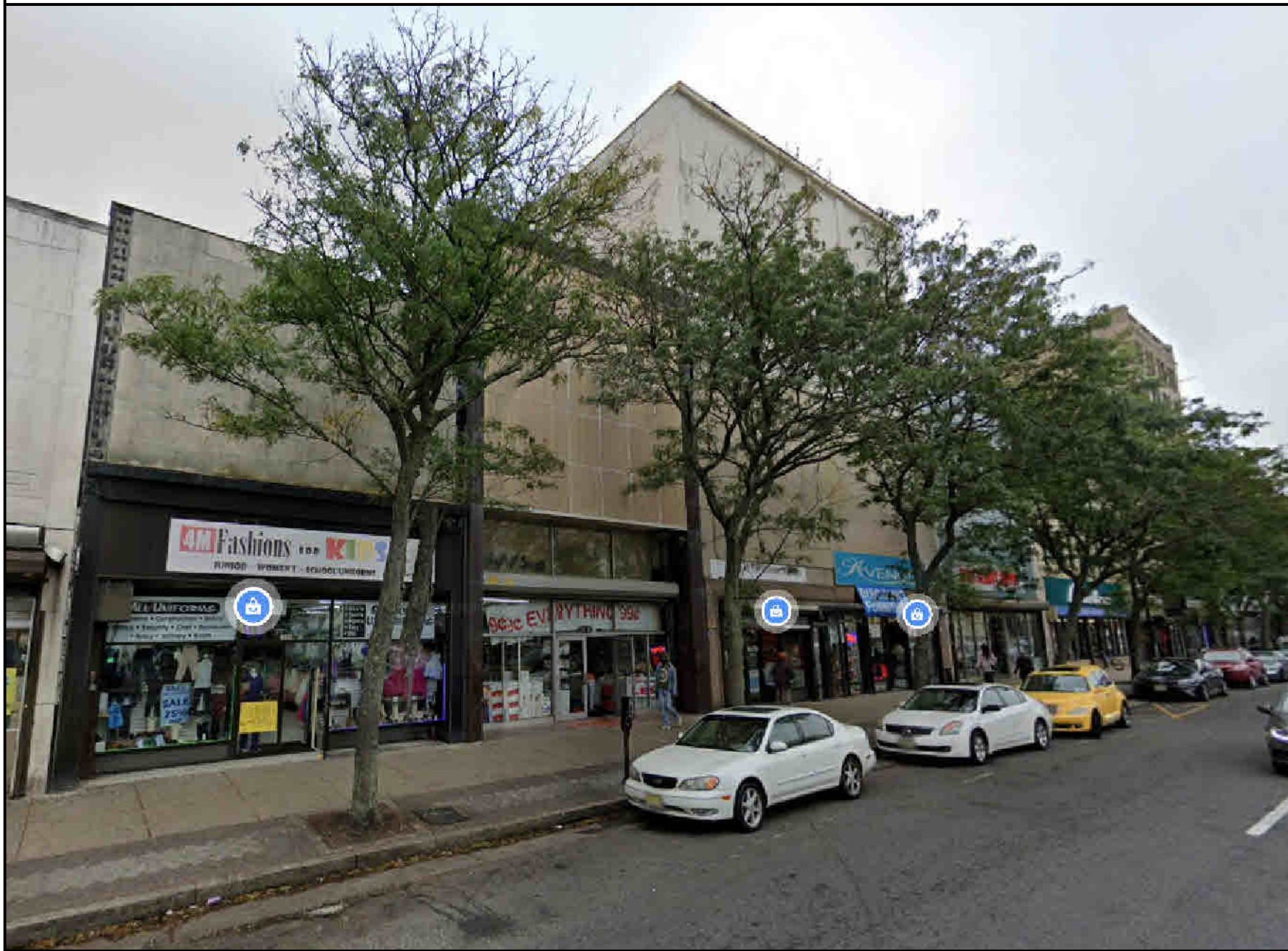
FRONT (ATLANTIC) SATELLITE IMAGE



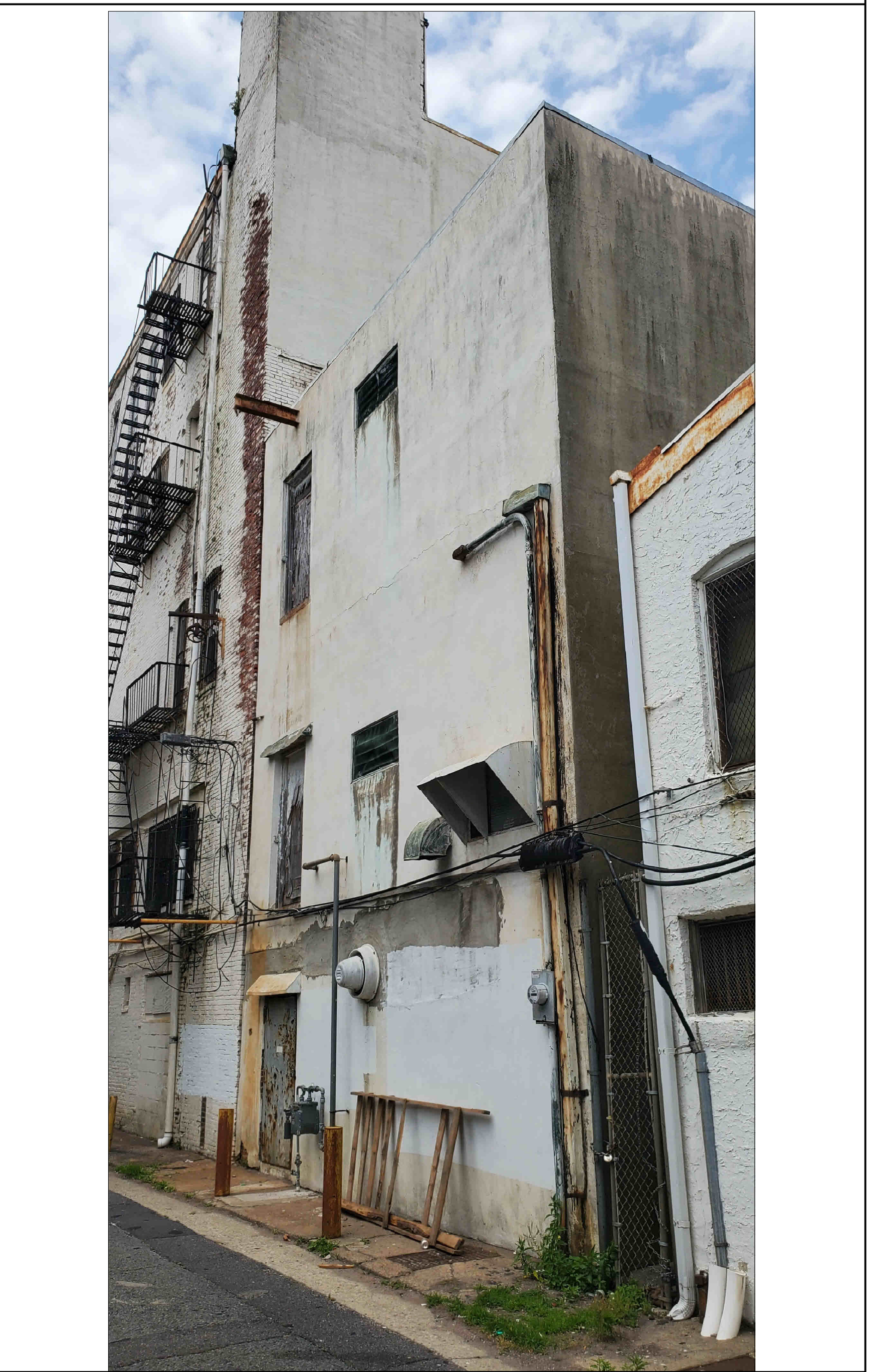
FRONT (CENTRAL) SATELLITE IMAGE



BUILDING FRONT IMAGE (ATLANTIC)



BUILDING FRONT IMAGE (CENTRAL)



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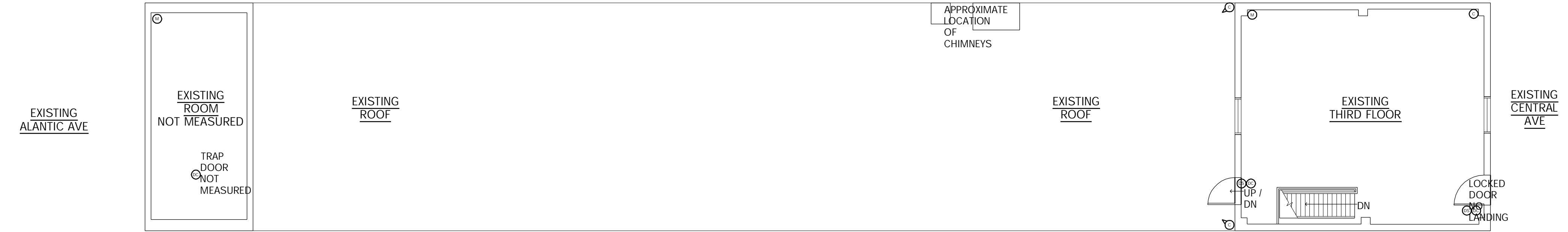
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CFD

Date:  
07-25-22

Z-6



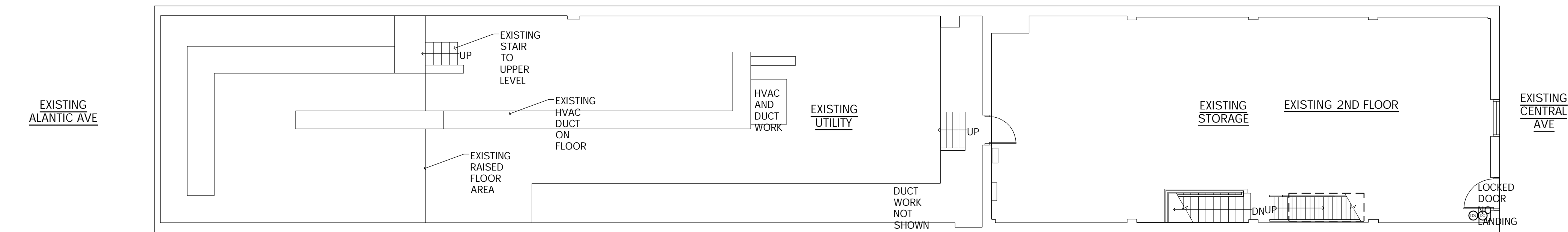
SECURITY LEGEND	
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<div><div>CR</div></div>	CARD READER
<div><div>M</div></div>	MOTION SENSOR
<div><div>360</div></div>	360 CAMERA
<div><div>GB</div></div>	GLASS BREAKER
<div><div>C</div></div>	DOME CAMERA
<div><div>DS</div></div>	DOOR STRIKE
<div><div>DC</div></div>	DOOR CONTACT
<div><div>PH</div></div>	PHOTO BEAM
<div><div>AS</div></div>	ACCESS SYSTEM
<div><div>SP</div></div>	SECURITY PANEL
<div><div>NVR</div></div>	NETWORK VIDEO RECORDER



## PROPOSED THIRD FLOOR / ROOF SECURITY PLAN

SCALE: 1/4" = 1'-0"

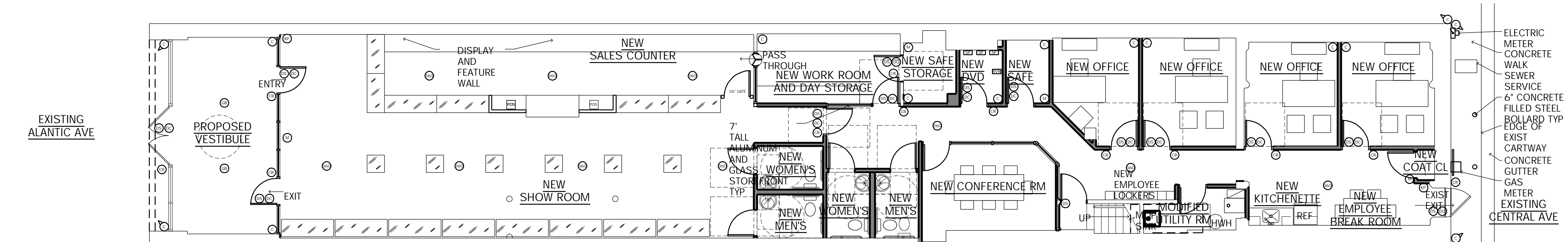
1  
Z-7



## PROPOSED SECOND AND MEZZANINE SECURITY PLAN

SCALE: 1/4" = 1'-0"

2  
Z-7



## PROPOSED FIRST FLOOR SECURITY PLAN

SCALE: 1/4" = 1'-0"

3  
Z-7

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Z-7

PROJECT DISTANCES

DISTANCE FROM PROJECT SITE TO GATEWAY HEAD START EARLY EDUCATION

± 491.66'

DISTANCE FROM PROJECT SITE TO BOARDWALK

± 1,789.72'

PROJECT DISTANCES



DATE

#

Revisions

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7-8