

**LAW OFFICE OF TARA L. VARGO**

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February 15, 2023

Robert L. Reid, AICP, PP, Land Use Regulation Enforcement Officer  
NJ Casino Reinvestment Development Authority  
Land Use and Regulatory Enforcement Division  
15 S. Pennsylvania Avenue  
Atlantic City, NJ 08401  
[rreid@njcrda.com](mailto:rreid@njcrda.com)

RE: Minor Site Plan Application  
Retail Cannabis Use in the Green Zone Redevelopment Area  
Atlantic City Tax Block 156, Lots 4 & 5  
Commonly known as 1724 Atlantic Avenue

Dear Sir or Madam,

Please find enclosed an application for Minor Site Plan approval on the above-referenced property. In compliance with City Ordinances #51-21, 30-22 and 57-22 and CRDA requirements, I submit for review the following documents:

1. Two copies of Site Plan prepared by Sciuillo Engineering Services, LLC last revised 02/14/2023
2. Two copies of survey prepared by Clearpoint Services LLC dated 06/25/2019
3. Completed Minor Site Plan checklist (Form # 5)
  - a. Checklist Item 1 – Complete and fully-executed Land Use Application
  - b. Checklist Item 2 – Check #423 in the amount of \$350.00 for application fee and check #424 in the amount of \$3,000.00 for escrow fees
  - c. Checklist Item 4 – Proof of taxes paid
  - d. Checklist Item 8 – Lease agreement
  - e. Checklist Item 12 – 200 ft. Owners List as provided by Tax Assessor
  - f. Checklist Item 22 – Preliminary architectural plans (2 copies)
  - g. Checklist Item 23 – Electronic copy of application (to be emailed)
4. Completed “c” Variance Checklist (Form #12)
  - a. Checklist Item 6: Photographs
5. Resolution of Municipal Support

Applicant respectfully requests waivers from providing the following Form #5 checklist items:

Checklist Item 6: Project information is on the face of the Site Plan rather than in written narrative form.

- Checklist Items 21, 23: No new construction is proposed which would alter existing stormwater or surface run-off.
- Checklist Item 24: No new landscaping proposed.
- Checklist Item 25: Only building mounted lighting is proposed. Testimony will be provided at hearing, if necessary.
- Checklist Item 27: Utility Layouts. The applicant proposes no changes to the existing utility hookups.
- Checklist Item 28: Applicant proposes no alteration affecting right-of-way.
- Checklist Item 31: Preliminary architectural elevations and signage details will be provided before or at the public hearing.
- Checklist Item 32: Cost of improvements not known at this time.
- Checklist Items 34 to 36: Performance, maintenance and Inspection fees are not applicable to this project.

Applicant respectfully requests waivers from providing the following Form #12 checklist items:

- Checklist Item 7: Project information is on the face of the Site Plan rather than in written narrative form.
- Checklist Item 22: Preliminary architectural elevations and signage details will be provided before or at the public hearing.

It is our intention to submit a complete application, and I will be happy to supplement this application with further information as may be required.

Very truly yours,



Tara L. Vargo

cc: Atlantic City Planning Department  
Atlantic City Engineering Department