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February 28, 2023

HBF 001.01

**Robert Reid, AICP, PP, Land Use Enforcement Officer**  
**Casino Reinvestment Development Authority**  
15 South Pennsylvania Avenue  
Atlantic City, NJ 08401

**Re: CRDA Application # 2023-02-3397**  
**Minor Site Plan and Variance Request**  
**Honeybuzz Farms, LLC**  
**Block 156, Lot 4; 1724 Atlantic Avenue**  
**Atlantic City, Atlantic County, New Jersey**

Dear Mr. Reid:

Sciullo Engineering Services, LLC (SE) is assisting Honeybuzz Farms, LLC (Applicant) with the subject minor site plan and bulk variance application to occupy the existing ground floor commercial space at 1724 Atlantic Avenue with a Class 5 retail cannabis sales facility. The original application documents prepared by our office and submitted under cover letter from the project attorney dated February 15, 2023 mistakenly included both Lots 4 and 5 of Block 156, but the application should have only included Lot 4. Please accept this letter as our formal request to amend the application to include only Lot 4.

In support of the requested modification, please find enclosed the following:

1. A revised application form correcting the lot included in the application;
2. A revised plan entitled "Cannabis Sales Facility, 1724 Atlantic Avenue; Block 156, Lot 4, Atlantic City, Atlantic County, New Jersey Site Plan" prepared by SE, project no. HBF 001.01, last issued February 27, 2023.

The rest of the application documents that were part of the original submission remain valid so the two listed items are intended to replace those previously submitted. By copy of this letter, we are also advising the review professionals of this correction.

Additionally, and as we discussed shortly after the submission made February 15, 2023, the Applicant understands the residential units on the upper floor of the building on the subject lot do not appear to have a current Certificate of Land Use Compliance. The Applicant has informed the Owner, from whom they lease the ground floor, and the owner intends to submit a CLUC application for the residential units in the near

future. We respectfully request that the scheduling of this application for a public hearing not be delayed while the documents for that separate application are prepared. The Applicant understands that a CLUC for this application cannot be issued until the rest of the site is compliant with applicable standards.

We greatly appreciate your assistance processing this application. Should you have any questions or require additional information, please feel free to contact me at (609) 300-5171 or [jsciullo@sciulloengineering.com](mailto:jsciullo@sciulloengineering.com).

Sincerely,

**Sciullo Engineering Services, LLC**



Jason T. Sciullo, PE, PP  
Principal Engineer

Cc: Alexis Cimera, Applicant  
Tara Vargo, Esq.  
Scott Collins, Esq., Riker Danzig  
Jeff Hanson, PE, Environmental Resolutions Inc.  
Jacques Howard, AC Planning