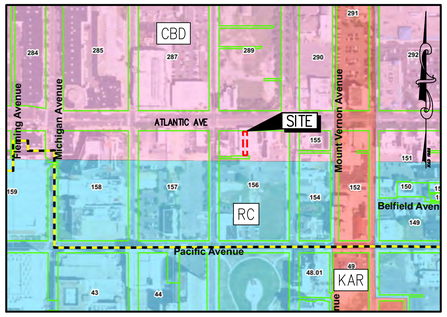
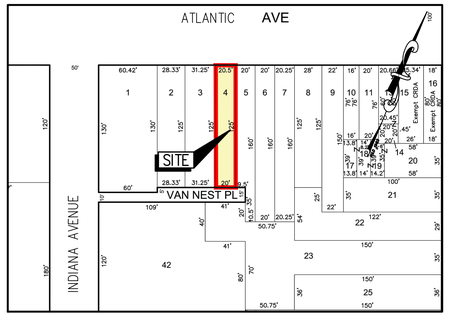


C.R.D.A. TOURISM DISTRICT ZONING MAP

SCALE: 1" = 500'

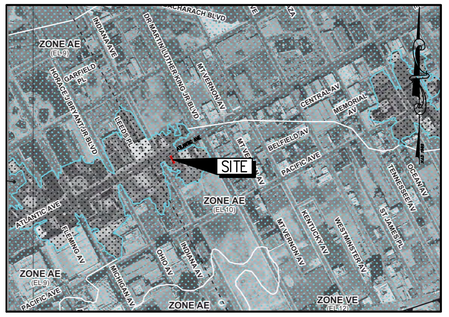
200' BUFFER PLAN

SCALE: 1" = 500'



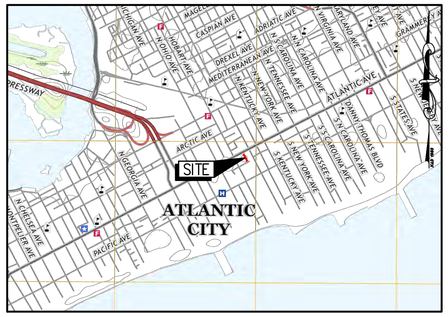
OFFICIAL TAX MAP OF CITY OF ATLANTIC CITY (SHEET 29)

SCALE: 1" = 100'



FEMA FLOOD INSURANCE RATE MAP (PANEL 34001C0456G)

SCALE: 1" = 1,000'



U.S.G.S. ATLANTIC CITY QUAD SHEET LOCATION MAP

SCALE: 1" = 1,000'

ZONING SCHEDULE

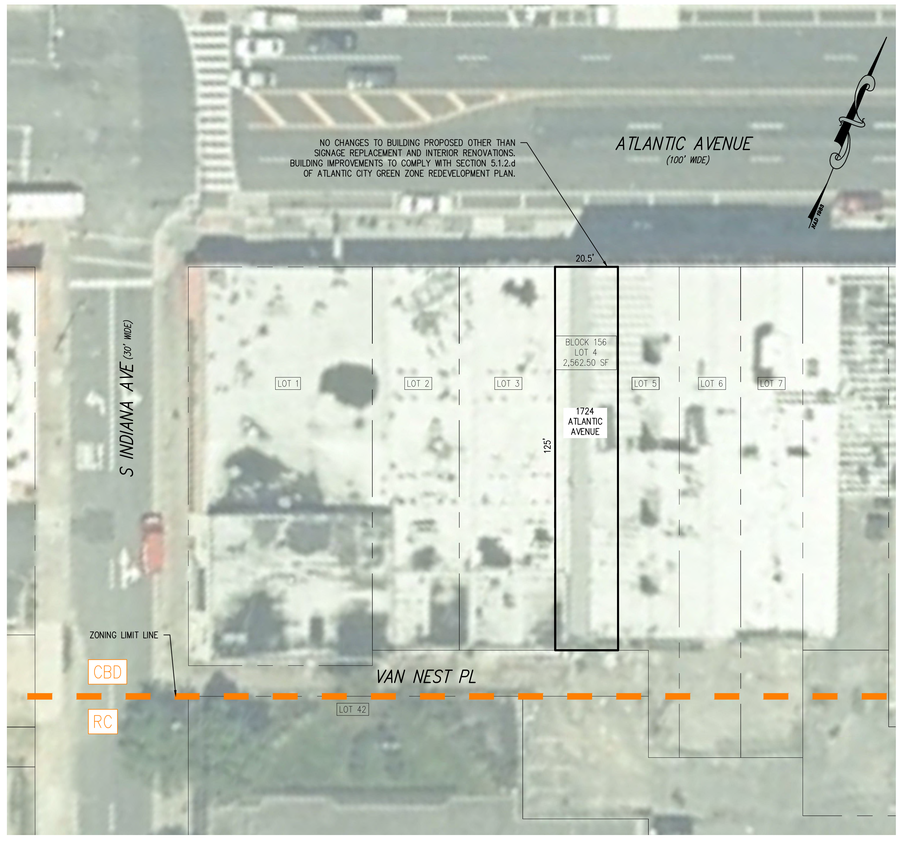
CRDA TOURISM DISTRICT LAND DEVELOPMENT RULES SECTION	CBD ZONE CENTRAL BUSINESS DISTRICT		PERMITTED OR REQUIRED	EXISTING CONDITIONS	PROPOSED IMPROVEMENTS	CONFORMITY STATUS
ATLANTIC CITY GREEN ZONE REDEVELOPMENT PLAN 5.1.1	USE		RETAIL	RETAIL	RETAIL CANNABIS	C
19:66–5.12(a) 1iv (1)	MAXIMUM HEIGHT	PRINCIPAL BUILDING	65 FT ABOVE BFE	<65 FT	<65 FT	C
		ACCESSORY STRUCTURE	35 FT ABOVE BFE	N/A	N/A	N/A
19:66–5.12(a) 1iv (2)	MINIMUM LOT AREA		5,000 SF	2,562.50 SF	2,562.50 SF	C
19:66–5.12(a) 1iv (3)	MINIMUM LOT DEPTH		100 FT	125 FT	125 FT	C
19:66–5.12(a) 1iv (4)	MINIMUM LOT WIDTH		50 FT	20.5 FT	20.5 FT	ENC
19:66–5.12(a) 1iv (5)	MINIMUM LOT FRONTAGE		50 FT	20.5 FT	20.5 FT	ENC
19:66–5.12(a) 1iv (6)	MAXIMUM BUILDING COVERAGE		30%	100%	100%	ENC
19:66–5.12(a) 1iv (7)	MAXIMUM IMPERVIOUS COVERAGE		80%	100%	100%	ENC
19:66–5.12(a) 1iv (8)	MINIMUM FRONT YARD		5 FT	0 FT	0 FT	ENC
19:66–5.12(a) 1iv (9)	MINIMUM SIDE YARD		0 FT	0 FT	0 FT	C
19:66–5.12(a) 1iv (10)	MINIMUM REAR YARD		20 FT	0 FT	0 FT	ENC
19:66–5.12(a) 1iv (11)	FLOOR AREA RATIO		N/A	N/A	N/A	N/A
19:66–5.12(a) 1iv (12)	OPEN SPACE		N/A	N/A	N/A	N/A
19:66–5.8 (b) 1	MINIMUM ONSITE PARKING		1 SPACE/300 SF OF FLOOR AREA	0 SPACES	0 SPACES	ENC
19:66–5.8 (c)	MINIMUM ON SITE LOADING		1	0	0	ENC
19:66–5.7(j) 3i	NUMBER OF WALL SIGNS		2	2	1	C
19:66–5.7(j) 3ii	NUMBER OF AWNINGS, CANOPIES OR MARQUEE SIGNS		1	0	0	C
19:66–5.7(j) 3iii	NUMBER OF PROJECTING SIGNS		1	0	1	C
19:66–5.7(j) 3iv	NUMBER OF WINDOW SIGNS		1	0	0	C
19:66–5.7(j) 3v	NUMBER OF BILLBOARD SIGNS		1	N/A	N/A	N/A
19:66–5.7(j) 4i	TOTAL AREA OF ALL SIGNS		25% OF WALL SURFACE PER ELEVATION	< 25% OF FACADE AREA	25% OF FACADE AREA	C
19:66–5.7(j) 4ii	TOTAL AREA OF ELECTRONIC BILLBOARD SIGN		650 SF	N/A	N/A	N/A
19:66–5.7(j) 5i	MAX. AWNING, CANOPY OR MARQUEE SIGN HEIGHT		20 FT	N/A	<20 FT	C
19:66–5.7(j) 5ii	MAX. PROJECTING SIGN HEIGHT		20 FT	N/A	<20 FT	C
19:66–5.7(j) 5iii	MAX. GROUND HEIGHT		5 FT	N/A	N/A	N/A
19:66–5.7(j) 5iv	MAX. POLE SIGN HEIGHT		20 FT	N/A	N/A	N/A
19:66–5.7(j) 5v	MAX. WALL SIGN HEIGHT		ROOFLINE	BELOW ROOFLINE	BELOW ROOFLINE	C
19:66–5.7(j) 5vi	MAX. ELECTRONIC BILLBOARD SIGN HEIGHT		40 FT	N/A	N/A	N/A
19:66–5.7(j) 6ii	MIN. GROUND, POLE, AND ELECTRONIC BILLBOARD SETBACK		5 FT	N/A	N/A	N/A

C = CONFORMS
DNC = DOES NOT CONFORM, VARIANCE REQUIRED
ENC = EXISTING NON-CONFORMING

ATLANTIC CITY CERTIFIED 200' OWNERS LIST

DATED: 7/14/2022

BLOCK	LOT	PROPERTY LOCATION	OWNER
156	1	1740 ATLANTIC AVENUE	CHELSEA ATLANTIC EQUITIES, LLC 1000 EASTON RD WYNCOTE, PA 19095
156	2	1732 ATLANTIC AVE	CHELSEA ATLANTIC EQUITIES, LLC 1000 EASTON RD WYNCOTE, PA 19095
156	3	1728 ATLANTIC AVE	NUT LLC 1000 EASTON RD #105 WYNCOTE, PA 19095
156	4	1724 ATLANTIC AVE	1722 1724 ATLANTIC AVE LLC 100 ATLANTIC AVE LYNBROOK, NY 11563
156	5	1722 ATLANTIC AVE	1722 1724 ATLANTIC AVE LLC 100 ATLANTIC AVE LYNBROOK, NY 11563
156	6	1720 ATLANTIC AVE	RHA, RAPHAEL & MICHAEL RMR LLC 7 CRESTWOO AVE LINWOOD, NJ 08221
156	7	1718 ATLANTIC AVE	RHA, RAPHAEL & MICHAEL RMR LLC 7 CRESTWOOD AVE LINWOOD, NJ 08221
156	8	1714 ATLANTIC AVE	ZUMOT, NAEL & DABABNEH MOUSA 56 TOWER AVE EGG HARBOR TWP, NJ 08234
156	9	1710 ATLANTIC AVE	CHELSEA PROPERTIES LLC 1000 EASTON RD #108 WYNCOTE, PA 19095
156	10	1708 ATLANTIC AVE	JONUZI, DRITAN & SEFEDINI BEKIM 42 POTTERS LN MAYS LANDING, NJ 08330
156	11	1706 ATLANTIC AVE	CHAN, PETER AND LISA 310 W OCEAN HEIGHTS AVE LINWOOD, NJ 08221
156	13	1704 ATLANTIC AVE	KALUM, ABDUL 105 S MAIN ST PLEASANTVILLE, NJ 08401
156	14	1704 ATLANTIC AVE RR	KALAM, ABDUL 105 S MAIN ST PLEASANTVILLE, NJ 08232
156	15	1702 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
156	16	1700 ATLANTIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
156	17	8 S DR MARTIN LUTHER RR 3	BOARDWALK PIERS LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	18	8 S DR MARTIN LUTHER RR2	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	19	8 S DR MARTIN LUTHER RR 1	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	20	8 S DR MARTIN LUTHER K	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	21	10 S DR MARTIN LUTHER K	BOARDWALK PIERS 3, LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	22	14 S DR MARTIN LUTHER K	BOARDWALK PIERS, LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	23	18 S DR MARTIN LUTHER K	BOARDWALK PIERS 3 LLC 2050 CENTER AVE #400 FORT LEE, NJ 07024
156	25	20 S DR MARTIN LUTHER K	BOARDWALK PIERS 4 LLC 2050 CENTER AVE #510 FORT LEE, NJ 07024
156	26	22 S DR MARTIN LUTHER K	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024
156	27	S INDIANA AVE RR	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024
156	28	1701 PACIFIC AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
156	30	S DR MARTIN LUTHER K RR	BOARDWALK PIERS 4 LLC 2050 CENTER AVE 510 FORT LEE, NJ 07024
156	40	25 S INDIANA AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
156	41	21 S INDIANA AVE	CRDA 15 S PENNSYLVANIA AVE ATLANTIC CITY, NJ 08401
156	42	11 S INDIANA AVE	THERMAL ENERGY LIMITED PARTNERSHIP 1 1825 ATLANTIC AVE ATLANTIC CITY, NJ 08401
157	8	1800 ATLANTIC AVE	1800 ATLANTIC LLC 2 EASTWICK DR #200 GIBBSBORO, NJ 08026
157	21.04	7 S OHIO AVE	ATLANTICARE HEALTH SERV INC 1406 DOUGHTY RD EGG HARBOR TWP, NJ 08234
287	3	1801 ATLANTIC AVE	ARCTIC REALTY CO LLC PO BOX 1517 VINELAND, NJ 08362
289	14	1705–1717 ATLANTIC AVE	AMELIA ASSOCIATES 3000 BOARDWALK ATLANTIC CITY, NJ 08401
289	32	1729 ATLANTIC AVE	LONG RIVER ATLANTIC LLC 5503 WELLINGTON AVE VENTNOR, NJ 08406
289	33	1731 ATLANTIC AVE	JONUZI, DRITAN 42 PUTTERS LN MAYS LANDING, NJ 08330
289	34	1733 ATLANTIC AVE	SULLTANA LLC 42 PUTTERS LN MAYS LANDING, NJ 08330
289	35	1735 ATLANTIC AVE	JONUZI, MURTEZAN 416 S TULIP AVE GALLOWAY, NJ 08205
289	36	1737 ATLANTIC AVE	FIRST SAI LLC 1737 ATLANTIC AVE ATLANTIC CITY, NJ 08401



GENERAL NOTES

1. EXISTING LOT BOUNDARY INFORMATION TAKEN FROM PLAN ENTITLED "PLAN OF SURVEY FOR 1722–1724 ATLANTIC AVENUE, LOTS 4 & 5, BLOCK 156, CITY OF ATLANTIC CITY, ATLANTIC COUNTY, NJ." PREPARED BY CLEARPOINT SERVICES, LLC, DATED 6/25/19
2. NO SCHOOLS ARE WITHIN 200 FT OF SUBJECT SITE.
3. NO OTHER CANNABIS FACILITIES ARE WITHIN 20 FT OF SITE.

GRAPHIC SCALE

20 0 10 20 40 80

1 INCH = 20 FEET

OWNER

1722–1724 ATLANTIC AVE, LLC
100 ATLANTIC AVENUE
LYNBROOK, NY 11563

APPLICANT

HONEYBUZZ FARMS, LLC
718 CHAROLOTTE STREET
TOMS RIVER, NJ 08753

UTILITIES

ACMUA
ATT: CLAUDE SMITH, DEPUTY DIRECTOR
PO BOX 117
401 N. VIRGINIA AVE
ATLANTIC CITY, NJ 08401

ATLANTIC CITY SEWERAGE COMPANY
ATT: DAN KOMJPINSKI
1200 ATLANTIC AVENUE, SUITE 300
ATLANTIC CITY, NJ 08401

ATLANTIC COUNTY UTILITIES AUTHORITY
ATT: RICK DOVEY
PO BOX 996
PLEASANTVILLE, NJ 08232

ATLANTIC CITY ELECTRIC
ATT: GREGORY BRUBAKER
2542 FIRE ROAD
EGG HARBOR TOWNSHIP, NJ 08234

SOUTH JERSEY GAS COMPANY
ATLANTIC DIVISION
ATT: BRIANNA DIRKES
111 N. FRANKLIN BLVD
PLEASANTVILLE, NJ 08232

Approved by Resolution #_____ Dated: _____

CRDA PLANNER — DATE

CRDA Engineer — DATE

CRDA LAND USE REGULATION ENFORCEMENT OFFICER — DATE

CRDA HEARING OFFICER — DATE

1. EXISTING UTILITY INFORMATION SHOWN ON THESE PLANS IS FURNISHED BY THE UTILITY COMPANIES AND/OR THE SURVEYOR AND IS NOT GUARANTEED TO BE COMPLETE. IT IS THE RESPONSIBILITY OF SCIULLO ENGINEERING SERVICES, LLC TO THE RESPONSIBILITY OF CONTACTOR TO NOTIFY ONE CALL BEFORE YOU DIG CALL 1–800–272–1000 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO EXCAVATION.
2. THESE PLANS ARE NOT FOR CONSTRUCTION UNLESS NOTED AS SUCH AND SIGNED AND APPEARS IN THE TITLEBLOCK.

811 Know what's below. Call before you dig.

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JASON T. SCIULLO, P.E., P.P.
PROFESSIONAL ENGINEER, NEW JERSEY LICENSE NO. 24GE04586000
PROFESSIONAL PLANNER, NEW JERSEY LICENSE NO. 33LI00628400
jsciullo@sciulloengineering.com

SCIULLO ENGINEERING SERVICES, LLC
137 S. NEW YORK AVENUE, SUITE 2
ATLANTIC CITY, NEW JERSEY 08401
PHONE: (609) 300–5171
www.sciulloengineering.com
NJ CERTIFICATE OF AUTHORIZATION NO. 24GA28290700

CANNIBIS SALES FACILITY
1724 ATLANTIC AVENUE, BLOCK 156, LOT 4
ATLANTIC CITY, ATLANTIC COUNTY, NEW JERSEY

SITE PLAN

HONEYBUZZ FARMS, LLC
718 CHARLOTTE STREET
TOMS RIVER, NJ 08753

ISSUE NO.	DATE	SUBMISSION/REVISION	BY	APPR.
2	2/27/23	REMOVED LOT 5	NZ	JTS
1	2/15/2023	INITIAL SUBMISSION	LAT	JTS

PROJECT NO. HBF 001.01
SCALE 1" = 20'
SHEET 1 OF 1
DRAWING NO. C2701

C:\USERS\JTAYLOR\ONEDRIVE - SCIULLO ENGINEERING SERVICES, LLC\CLOUD TAYLOR - SHARED\PROJECTS\HBF 2022\ 1724 ATLANTIC AVENUE, ACMUA\DWGS\PLOTS\ZONING.DWG