

**LAW OFFICE OF TARA L. VARGO**

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April 3, 2023

Casino Reinvestment Development Authority  
Division of Land Use and Regulatory Enforcement  
15 S. Pennsylvania Avenue  
Atlantic City, NJ 08401

RE: Minor Site Plan Application  
Retail Cannabis Use in the Green Zone Redevelopment Area  
Atlantic City Tax Block 144, Lot 5  
Commonly known as 19–21 Tennessee 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 Site Plans prepared by Sciullo Engineering Services, LLC last revised 03/24/2023
2. Completed Minor Site Plan checklist (Form # 5)
  - a. Checklist Item 1 – Complete and fully-executed Land Use Application
  - b. Checklist Item 2 – Check # 112 in the amount of \$350 for application fees and check #113 in the amount of \$3,000 for escrow fees
  - c. Checklist Item 4 – Proof of taxes paid
  - d. Checklist Item 8 – Vesting Deeds
  - e. Checklist Item 12 – 200 ft. Owners Notice as provided by Tax Assessor
  - f. Checklist Item 22 – Preliminary architectural plans and elevations by Dario
  - g. Checklist Item 23 – Electronic copy of application
3. Completed “c” Variance Checklist (Form #12)
4. Resolution No. 141 - Municipal Support
5. CRC Conditional License Approval Dated October 28, 2022.

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

Checklist Item 20: Land Survey. This application involves a change of use for a developed property. No new structures are proposed to be built on the property – only cosmetic changes. A waiver from supplying a topographical survey is requested. Please refer to the aerial photograph shown on the Variance Plan submitted with this application.

Checklist Item 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: Please see architectural plans for information concerning lighting. 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 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 item:

Checklist Item 20: Land Survey. This application involves a change of use for a developed property. No new structures are proposed to be built on the property – only cosmetic changes. A waiver from supplying a topographical survey is requested. Please refer to the aerial photograph shown on the Variance Plan submitted with this application.

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