

**LAW OFFICE OF TARA L. VARGO**

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April 27, 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 – Atlantic License Development, LLC  
Retail Cannabis Use in the Green Zone Redevelopment Area  
Atlantic City Tax Block 301, Lot 55  
Commonly known as # 901 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 Site Plans prepared by Sciullo Engineering Services, LLC last revised 04/26/2023
2. Completed Minor Site Plan checklist (Form # 5)
  - a. Checklist Item 1 – Complete and fully-executed Land Use Application
  - b. Checklist Item 2 – Check #1818 in the amount of \$350 for application fees and check #1819 in the amount of \$3,000 for escrow fees
  - c. Checklist Item 4 – Proof of taxes paid
  - d. Checklist Item 8 – Vesting Deed
  - e. Checklist Item 12 – 200 ft. Owners List as provided by Tax Assessor
  - f. Checklist Item 22 –Floor plan and elevations by Vissi Architecture & Design
  - g. Checklist Item 23 – Electronic copy of application
3. Completed “c” Variance Checklist (Form #12)
  - a. Checklist Item 6: Photographs
4. Letter of Mayoral Support dated April 25, 2023

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

Checklist Item 6: Project Narrative. The application materials reveal the major elements of a project narrative. Additional testimony will be provided at the public hearing.

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 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: If architectural plans do not address lighting, testimony will be provided at hearing.

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 7: Project Narrative. The application materials reveal the major elements of a project narrative. Additional testimony will be provided at the public hearing.

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