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May 3, 2023

DSN 001.01

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

Re: Application for Minor Site Plan and Bulk Variance Relief
Design 710 Cannabis Dispensary
Block 44, Lot 1
112 Park Place
Atlantic City, Atlantic County, New Jersey

Dear Mr. Reid:

Sciullo Engineering Services, LLC (SE) is assisting Design 710, LLC (Applicant) with the subject minor site plan and bulk variance application. Design 710, LLC opened their medical cannabis dispensary at the subject site in March 2023 and is seeking approval for colocation of a Class V retail cannabis sales facility with their existing medical dispensary, as well as bulk variance approval for permitted number of signs. As you know, since the retail cannabis use is permitted through the Green Zone Redevelopment Plan adopted by the City of Atlantic City and endorsed by the Casino Reinvestment Development Authority (CRDA), a site plan approval is required to permit the retail cannabis use.

Design 710 leases space from TJM Atlantic City, LLC (Owner) in the building located at the corner of Pacific Avenue and Park Place, which also has the multi-story Claridge parking garage and other tenant spaces along Pacific Avenue. The facility as previously approved will not be modified and there are no site improvements required or proposed other than new building-mounted signage. Parking is provided in the surface parking lot across Park Place from the site and since the sales facility is not changing from that previously approved under CRDA Certificate of Land Use Compliance 2019-08-2737 issued 8/16/2019, the parking demand and available parking is also unchanged. Lastly, we understand there may be a question on liquor license applicability to this site and the inability to have retail cannabis and retail liquor sales at the same facility pursuant to State law. Please be advised that the liquor license applicable to the overall Claridge facility does not extend onto this parcel and will not inhibit the ability to gain full licensure from the NJ Cannabis Regulatory Commission for retail sales at this facility.

Please find enclosed two (2) copies of the following documents in support of the requested minor site plan and bulk variance application:

1. Completed and signed Land Use Application form;
2. Check No. 1078 for \$350 application fee;
3. Check No. 1079 for \$3,000 review escrow deposit;
4. Minor Site Plan Checklist;
5. Bulk Variance Checklist;
6. Design 710 Dispensary Floor Plan sheet A1.01, Park Place Elevation sheet A2.01 and Pacific Avenue Elevation sheet A2.02 prepared by Design 710, LLC.
7. A plan entitled "Design 710 Dispensary Atlantic City, Minor Site Plan, 112 Park Place, Block 44, Lot 1, Atlantic City, Atlantic County, New Jersey, Signage Plan" prepared by SE, project no. DSN 001.01, issued May 3, 2023;
8. Design 710 Security and Safety Plan;
9. Design 710 Environmental Impact, Waste Disposal and Sanitation Plan;
10. Design 710 Purchase Control Plan;
11. Photographs of existing site;
12. CRDA CLUC 2019-08-2737 issued 8/16/2019;
13. PDF version of submitted materials will be emailed.

We greatly appreciate your assistance processing this application so that it may be heard at the May 18, 2023 land use meeting. Should you have any questions or require additional information, please feel free to contact me at (609) 300-5171 or jsciullo@sciulloengineering.com.

Sincerely,

Sciullo Engineering Services, LLC



Jason T. Sciullo, PE, PP
Principal Engineer

Cc: Christine Casile, Design 710
Ted Flowers, Esq.