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July 17, 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 – A Perfect Bud, LLC  
Retail Cannabis Use in the Green Zone Redevelopment Area  
Atlantic City Tax Block 161, Lot 9  
Commonly known as # 31 S. Christopher Columbus Blvd., aka 31 S. Missouri Ave

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 Jeffrey G. Bell, Architect, dated February 17, 2023, last revised June 13, 2023 (site plan is found on sheet A5 of the Architectural Plan Set)
2. Completed Minor Site Plan checklist (Form # 5)
  - a. Checklist Item 1 – Complete and fully-executed Land Use Application
  - b. Checklist Item 2 – Check # 1042 in the amount of \$350 for application fees and check #1043 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 20 – Boundary and Topographic Survey by Daniel J. Ponzio, Sr. dated June 29, 2023
  - g. Checklist Item 22 –Floor plan and elevations by Jeffrey G. Bell, Architect
  - h. Checklist Item 23 – Electronic copy of application
3. Completed “c” Variance Checklist (Form #12)
  - a. Checklist Item 6: 3 Photographs and one aerial view
4. Resolution No. 500 of the City of Atlantic City adopted July 27, 2022, Memorialized August 12, 2022.

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 Items 21 & 23: No new construction is proposed which would alter existing stormwater or surface run-off

Checklist Item 24: No new landscaping is proposed

Checklist Item 25: If architectural plans do not address lighting, testimony will be provided at hearing.

Checklist Item 26: Soil Erosion and Sediment Control Plan : No soil disturbance proposed.

Checklist Items 27 through 30: No changes are proposed by this application.

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.

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