

ATLANTIC CANNABIS, LLC  
2301 Atlantic Ave. (Block 280 Lot 39)  
Atlantic City, NJ

**RIDER**

The applicant, Atlantic Cannabis, LLC, (“Applicant”) is a holder of conditional license to operate a Class V Adult Use Cannabis Dispensary. The owners are a woman and minority owned business in the State of New Jersey. One member of the entity is a lifelong resident of the City of Atlantic City. Applicant has sought and received a Resolution from City Council supporting its application for development at 2301 Atlantic Ave., Block 280, Lot 39, which is the location of the former Formica Dry Cleaners. Attached please find Resolution No. 656 dated August 23, 2023.

Applicant would submit that the proposed development is particularly well suited for the use since it is permitted within the “Green Zone”, as it is situated along the commercial business district on Atlantic Ave. The proposed location has been utilized as a commercial dry cleaners for more than fifty years, accommodating a wide variety of customers arriving by foot, car, and public transportation. Applicant would submit that it will be operated in a similar fashion as the previous use. Despite cannabis being a newly permitted use within the State of New Jersey, it is just a highly regulated retail operation. It also is capable of servicing walk up patrons, as well as those utilizing public transportation, and private vehicles. Notwithstanding the foregoing, Applicant has secured a lease for offsite parking across the street from the facility.

The proposed development would only need variance approval for pre-existing nonconformities since the property has existed at that location without nuisance to the community for so many years.

The Applicant will be prepared to submit any other information through testimony from its professionals at the appropriate time.