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December 6, 2023
31623 48

Re: Bud City, LLC (CRDA Application #2023-03-3420)
**Minor Site Plan with Bulk Variances
Completeness Review #1**
Block 280, Lots 44, 45
Zone: Ducktown Arts (DA)
Applicable Redevelopment Plan: Green Zone Redevelopment Area
2311 & 2315 Atlantic Avenue
Atlantic City, NJ, 08401

Lance B. Landgraf, Jr., AICP, PP, Director of Planning & Development
Casino Reinvestment Development Authority
15 South Pennsylvania Avenue
Atlantic City, NJ 08401

Dear Mr. Landgraf:

An Application for a Minor Site Plan with Bulk Variances has been received for the subject premise:

Applicant Information

- Applicant: Bud City, LLC c/o Rena Ali
10 Prestwick Drive
Voorhees, NJ 08043
- Owner: **Lot 44**
2311 Atlantic, LLC
10 Prestwick Drive
Voorhees, NJ 08043

Lot 45
2300 Atlantic Ave, LLC & Two, Three
4030 Ocean Heights Avenue
Egg Harbor, NJ
- Engineer: Kevin Dixon, PE
Dixon Associates Engineering, LLC
313 East Jimmie Leeds Road, Suite 102
Galloway, NJ 08205

- Planner: None Noted
- Traffic: None Noted
- Attorney: Jack Plackter, Esq.
1301 Atlantic Avenue
Midtown Building Suite 400
Atlantic City, NJ 08401
- Architect: Nehal Jhaveri, RA, NCARB
KCA Design Associates
250 West Main Street, Suite 206
Moorestown, NJ 08057

Documents Submitted

1. Application Cover Letter, prepared by Jack Plackter, Esquire, Applicant’s Attorney, dated October 11, 2023.
2. City of Atlantic City Land Use Application signed July 14, 2023.
3. Project Narrative 2311 Atlantic Ave., Atlantic City NJ (Bud City, LLC) unsigned and undated.
4. Ownership Disclosure Statement for Lot 44, signed by Moin Ali dated July 14, 2023.
5. NJ CRDA- Minor Site Plan Checklist (Form #5) prepared by Amanda Mosciello, dated October 11, 2023.
6. “Site Plan Block 280 Lots 44 & 45” prepared by Kevin J. Dixon, PE, dated August 30, 2023, and consisting of one sheet.
7. “Survey of Block 280 Lots 44 & 45, City of Atlantic City”, by William P McManus, PLS of Duffy, Dolcy, McManus & Roesch, dated May 5, 2023.
8. “First Floor Plan & Building Elevation” – prepared by Nehal Jhaveri, RA, NCARB of NJ Architecture, LLC, dated December 6, 2022, last revised September 12, 2023, and consisting of one sheet.
9. Deed for Block 280 Lot 44 to 2311 Atlantic, LLC from Falasca Holdings Company, LLC, dated June 30, 2022, recorded October 20, 2022, Instrument # 2022055820 Vol. 15326.
10. Deed for Block 280 Lot 45 to Mario Bongiovanni Testamentary Trust from Estate of Mario Bongiovanni, Anthony M. Bongiovanni Executor, dated July 3, 2018, recorded July 6, 2018, Instrument # 2018035558 Vol. 14454.
11. Tax Certification by Cynthia Vu, Cashier dated August 16, 2023.

Completeness Review / Submission Waivers Required

Submission waivers are required from the Minor Site Plan Checklist (Form # 5), Item Nos. 9, 22, 24, 25, 29, and 32; the Applicant has requested submission waivers for Item Nos. 25, and 30.

The FEMA Base Flood Elevation is not included in the submission. Without the proposed elevations, it is difficult to assess if the design standards are met. Additionally, upon review of the submissions, it was found that the Applicant did not provide a signed consent of the owner for the application as it relates to Lot 45, which is proposed to accommodate parking, trash removal, and maintenance purposes.

We recommend that the application be deemed incomplete, until such a time that the Applicant submits the following information:

- A. The FEMA Base Flood Elevation;
- B. Disclosure and Consent of the owner of Lot 45;
- C. Proof of legal access rights to Lot 45;
- D. Atlantic City Resolution of endorsement;
- E. Submission of a safety and security plan;
- F. Provision of the required signature block;
- G. Updating the Project Narrative to identify the proposed use of the second floor of 2311 Atlantic Avenue.
- H. Description of the methods and means for storage and disposal of all trash and recyclables; and
- I. Description of procedures and areas proposed for loading and unloading of cannabis and cash generated from the business.

Outside Agency Permits and Approvals

1. The following permits and approvals are required:
 - a. Atlantic City Construction Official / Building Code Official
 - b. City of Atlantic City – Green Zone Redevelopment Zone Design Standards
 - c. City of Atlantic City – any proposed encumbrances into the City right-of-way
 - d. Atlantic City Police Department
 - e. All others as necessary

We reserve the right to make further comments as revised submittals are received. If you require any additional information or have any questions, please contact the undersigned.

Sincerely yours,



G. Jeffrey Hanson, PE, CME
CRDA Land Use Board Engineering and Planning
Consultant

Gjh/djb

Cc: Rena Ali, Bud City, LLC, Email: admin@budcitydispensary.com
2311 Atlantic, LLC, Email: moin1818@gmail.com
Jack Plackter, Esq., Email: jplackter@foxrothschild.com
Kevin Dixon, Dixon Associates Engineering, LLC, Email: kevin@dixonassociates.com
Rob Reid, AICP, PP, CRDA Land Use Regulation Enforcement Officer
Scott Collins, Esquire, CRDA Land Use Board Attorney