



Kristopher J. Berr, Esquire
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December 14, 2023

VIA E-MAIL (RREID@NJCRDA.COM)

AND UPS OVERNIGHT

Robert Reid
Casino Reinvestment Development Authority
15 S Pennsylvania Avenue
Atlantic City, NJ 08401

**RE: MAGICAE WELLNESS LLC
1322-24 PACIFIC AVENUE, BLOCK 54, LOT 64, ATLANTIC CITY, NEW JERSEY**

Dear Rob:

This firm represents Magicae Wellness LLC, contract purchaser of property located at 1322-24 Pacific Avenue and designated as block 54, lot 64 on the municipal tax map. On October 9, 2023, our office submitted an application for minor site plan approval from the Casino Reinvestment Development Authority to convert the existing building into a licensed, Class 5 cannabis retailer with associated improvements.

On December 4, 2023, we received Completeness Review #1 prepared by G. Jeffrey Hanson, PE, CME. Mr. Hanson's completeness review recommends that the application be deemed incomplete until the applicant submits information regarding (1) FEMA Base Flood Elevation and (2) proof of the applicant's legal right to access lot 45. I write to address both comments and request that the application be deemed complete.

First, with respect to FEMA Base Flood Elevation, I have discussed with Mr. Hanson that the survey submitted with our October 9, 2023 application does provide information regarding the FEMA Base Flood Elevation. Based upon those discussions, it is my understanding that Mr. Hanson, in consultation with CRDA's planner, has determined that this completeness comment is satisfied.

Second, with respect to proof of access to lot 45, I write to clarify the applicant's plans. Because lot 45 appears to constitute a privately owned lot (rather than a public alley as suggested by the survey), the applicant intends to utilize the "private entry" door at the front of the building for purposes of loading, deliveries, and trash removal. The private entry door provides access to the building's secure lobby and secure service hall, as depicted on the applicant's Schematic Floor Plans at sheet SK-1. A public loading space is available at the corner of Pacific Avenue and Ocean Avenue, and the applicant's security consultant, BSS Building Security Services & Systems, has prepared a Standard Operating Procedure for Deliveries, documenting the applicant's plans to utilize that space to accomplish deliveries in a safe and secure manner. Five (5) copies of the applicant's Standard Operating Procedure for Deliveries are enclosed. Please supplement the application to include this document.

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Based upon the foregoing, we believe that the applicant has satisfied the outstanding completeness comments identified by Mr. Hanson in his Completeness Review letter and the application should be deemed complete. We therefore ask that this matter be placed on the next available CRDA agenda for a hearing.

Thank you.

Very truly yours,
DEL DUCA LEWIS & BERR, LLC

Kristopher J. Berr

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KJB:gml
Enclosure

cc: City of Atlantic City Planning Department (via UPS Ground)
City of Atlantic City Engineering Department (via UPS Ground)
Tetje Linsk (via e-mail)
G. Jeffrey Hanson, PE, CME (via e-mail)
Scott Collins (via e-mail)
Levar Clark (via e-mail)
Harry Moody (via e-mail)
Javar Clark (via e-mail)
Logan Dry (via e-mail)

Magicae Wellness LLC - Standard Operating Procedures for Deliveries

1. Scheduling Security Personnel:

- When a delivery is scheduled, Magicae Wellness LLC will coordinate the presence of an additional armed security officer to assist the full-time armed security officer already on duty.

2. Arrival Protocol:

- Upon the delivery vehicle's arrival, one armed officer will proceed to Ocean Avenue to meet the delivery vehicle.
- The designated armed officer will then escort the delivery vehicle to the main entrance located on Pacific Avenue.

3. Exterior Presence:

- Simultaneously, the other armed security officer will maintain a visible presence on the exterior of the entrance to monitor and secure the perimeter during the delivery process.

4. Managerial Handover:

- While the security personnel are handling the delivery, a manager will assume the responsibilities of the full-time armed security officer.
- This ensures continuous security coverage during the delivery process.

5. Secure Handling and Counting:

- Upon entering the facility, all doors will be promptly locked to restrict access until the delivery is secured.
- The delivery will be moved to the secure service hallway where the management team will conduct a count of the products.
- After verification, the products will be transported to the designated vault for storage.

Note:

- All security personnel involved in the delivery process are required to remain vigilant and adhere to the highest standards of professionalism.
- Communication among team members is crucial to ensuring a smooth and secure delivery process.
- In the event of any unexpected incidents or deviations from the standard procedure, security personnel should promptly report to the management for further instructions.

These Standard Operating Procedures are designed to prioritize the safety and security of Magicae Wellness LLC's assets during the delivery process. Regular training sessions and reviews will be conducted to ensure that all team members are well-acquainted with these procedures.