



**Principals**  
 Richard Rehmman, GISP  
 Richard Heggan, PLS, PP  
 Jeffery MacPhee, PLS  
 Carolyn A. Feigin, PE, PP

April 4, 2024

Lance B. Landgraf, Jr., PP, AICP  
**Casino Reinvestment Development Authority**  
 Division of Land Use and Regulatory Enforcement  
 15 S Pennsylvania Avenue  
 Atlantic City, NJ 08401

Re: COMPLETENESS REVIEW #1: CRDA # 2024-03-3615  
 Preliminary & Final Major Site Plan w/ Variance Approval  
 SIX NINETEEN PROPERTY MANAGEMENT LLC  
 1015 Pacific Avenue (Block 1, Lots 142 & 142.01)  
 Atlantic City, NJ 08401  
 ARH # 2410093

Dear Mr. Landgraf:

**ARH ASSOCIATES** has reviewed the following information towards issuance of compliance with the required application items within the CRDA’s Checklist(s) for the above-referenced Application:

| TITLE / DESCRIPTION  | PREPARED / SIGNED / SEALED BY   | DATE       | DATE LAST REVISED |
|--|---------------------------------|------------|-------------------|
| Cover Letter from Applicant’s Attorney                           | Fox Rothschild LLP              | 03/21/2024 |                   |
| CRDA Land Use Application  | Owner / Applicant               | 03/20/2024 |                   |
| Escrow Setup Information   |                                 |            |                   |
| Project Narrative  |                                 |            |                   |
| Corporate Disclosure Statement                                   |                                 |            |                   |
| Four (4) Color Photographs of Site                               |                                 |            |                   |
| Major Preliminary Site Plan Checklist (Form #6)                  | Jon J. Barnhart, PE, PP         | 03/20/2024 |                   |
| Major Final Site Plan Checklist (Form #7)                        |                                 |            |                   |
| “c” Variance Checklist (Form #12)                                |                                 |            |                   |
| Cannabis Retail Dispensary – Preliminary & Final Major Site Plan | Arthur Ponzio Co.               | 01/25/2024 |                   |
| Pure Genesis – Architectural Plans and Elevations                | McGeorge Architecture Interiors | 03/19/2024 |                   |
| 200’ Property List   | City of Atlantic City           | 03/25/2024 |                   |
| Certification of Taxes Paid                                      |                                 | 03/22/2024 |                   |
| Deed Instrument No. 2022042937                                   | Atlantic County Clerk           | 08/17/2022 |                   |

Per this information, our office offers the following comments:

**ARH Associates**

Corporate Headquarters – 215 Bellevue Avenue – PO Box 579 – Hammonton, NJ 08037 – 609.561.0482 – fax 609.567.8909  
 Tinton Falls Office – 97 Apple Street – Suite 1 – Tinton Falls, NJ 07724 – 609.561.0482 – fax 609.567.8909

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**I. PROJECT INFORMATION & CONTACT INFORMATION**

The 16,500 SF site is situated along the triple frontage corner of Pennsylvania Avenue, Pacific Avenue and Gordon’s Alley. The site is presently developed with a vacant church building. The Applicant seeks approval to construct a cannabis retail facility with a consumption lounge along with ancillary parking lot, landscaping and lighting improvements. The existing structure is to be demolished. The Applicant states they have received an Annual Class 5 Cannabis Retailer license from the NJ Cannabis Regulatory Commission and a resolution of support from the City of Atlantic City on April 20, 2022.

Below please find the contact information for the responsible parties associated with this Application:

| <b>APPLICANT /OWNER</b>   |
|---|
| SIX NINETEEN PROPERTY MANAGEMENT LLC<br>168 Barclay Farms #175<br>Cherry Hill, NJ 08034<br>Phone: 856-332-7029<br>Email: <a href="mailto:fayecoleman@puregenisis.us">fayecoleman@puregenisis.us</a> |

| <b>ENGINEER/PLANNER</b>  |
|--|
| Jon J. Barnhart, PE, PP<br>Arthur Ponzio Co.<br>400 N. Dover Avenue,<br>Atlantic City, NJ 08401<br>Phone: 609-344-8194<br>Fax: 609-344-1594<br>Email: <a href="mailto:jbarnhart@ponzio.com">jbarnhart@ponzio.com</a> |

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**ARCHITECT**

Matthew McGeorge, AIA, LEED AP  
 McGeorge Architecture Interiors  
 18 Fifth Avenue  
 East Greenwich, RI 02818  
 Phone: 401-398-7606 x. 114  
 Email: [matthew@mcgeorgeai.com](mailto:matthew@mcgeorgeai.com)

**ATTORNEY**

Bridget A. Skyes, Esq.  
 Fox Rothschild LLP  
 1301 Atlantic Avenue, Suite 400  
 Atlantic City, NJ 08401  
 Phone: 609-572-2257  
 Fax: 609-348-6834  
 Email: [bskyes@foxrotchschi.com](mailto:bskyes@foxrotchschi.com)

**II. COMPLETENESS REVIEW**

The following addresses conformance with the CRDA’s Checklist(s) only and does not reflect adequacy of submissions for review purposes. The Applicant has requested waiver(s) from checklist(s) items as noted below. Furthermore, deficiencies from checklist(s) items that have not been requested a waiver from are also noted below:

Major Preliminary Site Plan Checklist (Form #6) & Major Final Site Plan Checklist (Form #7)

| ITEM | MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS  | Required | Waiver Requested by Applicant | Comments  |
|------|---|----------|-------------------------------|---|
| 7    | Title block denoting type of application, tax map sheet, project address, block and lot, and street location. | X        |                               | The type of application, tax map sheet #, and project address shall be provided in the title block. |

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| ITEM | MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS   | Required | Waiver Requested by Applicant | Comments   |
|------|--|----------|-------------------------------|--|
| 11   | Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each.   | X        |                               | The Applicant shall review the proposed front yard setback and building height as the height is not measured to the highest point of the roof (the vestibule on the roof level). It appears this will make the building height greater than 35 feet and thus create a potential variance for the proposed front yard setback not meeting the minimum requirement of 20 feet for structures greater than 35 feet in height. |
| 16   | Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.  | X        |                               | The Tax Map on the Title Sheet shall be revised to show all lots within a 200' radius around the site and the CRDA Tourism Map shall be revised to locate the site within the map.   |
| 20   | Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, fences, stoops, stairs, porches, easements, walls, | X        |                               | The Property Survey shall be revised to provide existing one foot elevation contours and locate the existing curb cuts for the driveway.   |

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| ITEM | MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS  | Required | Waiver Requested by Applicant | Comments  |
|------|---|----------|-------------------------------|---|
|      | patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings. |          |                               |   |
| 21   | Stormwater management plans and drainage calculations. (19:66-7.5).   | X        | X                             | Our office accepts this waiver request as the Applicant is not considered a "major development" per N.J.A.C. 7:8 and thus no stormwater management measures are required. |

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| ITEM | MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS  | Required | Waiver Requested by Applicant | Comments  |
|------|---|----------|-------------------------------|---|
| 22   | Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. | X        |                               | <p>The site plan shall be revised to provide a clear distinction between existing and proposed improvements. It appears on the site plan that the proposed improvements in front of the building along Pennsylvania Avenue are existing due to the screened linework.</p> <p>It shall be noted the Applicant states the proposed signage shown on the Architectural Elevations is a placeholder and intended for approval. The Applicant will submit a sign package at a later date for approval.</p> |
| 23   | Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures.   | X        |                               | The site plan shall be revised to provide proposed spot elevations. Furthermore, there should be a clear distinction between existing and proposed contours/spot elevations.  |
| 27   | Plans of proposed utility layouts including sanitary sewer, water, gas, telephone, cable and electricity and showing proposed connections to existing or any proposed utility systems.  | X        |                               | Proposed gas, telephone, cable and electric utilities shall be provided on the site plan. Sewer and water are provided.   |
| 29   | Solid and liquid waste management plan.   | X        |                               | The interior refuse area for cannabis waste shall be provided on the architectural plans.   |

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| ITEM | MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS  | Required | Waiver Requested by Applicant | Comments   |
|------|---|----------|-------------------------------|--|
| 30   | Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles | X        |                               | Circulation for a refuse vehicle accessing the trash enclosure and demonstration of the ADA pedestrian route from the ADA parking stalls to the ADA entrance of the building, with proposed grades for review of ADA compliant slopes, shall be provided on the site plan. |
| 31   | Preliminary architectural plan and elevations, and areas and type of each proposed use.                     | X        |                               | Floor plans shall be provided on the architectural plans for the roof level demonstrating its use. The elevations shall be revised to provide the building height to the top of the vestibule on the roof level.   |

“c” Variance Checklist (Form #12)

| ITEM | “c” VARIANCE CHECKLIST   | Required | Waiver Requested by Applicant | Comments  |
|------|--|----------|-------------------------------|---|
| 8    | Title block denoting type of application, tax map sheet, project address, block and lot, and street location.  | X        |                               | The type of application, tax map sheet #, and project address shall be provided in the title block.   |
| 11   | Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density, building coverage, building height and parking requirements, including existing and proposed with conformity status of each. | X        |                               | The Applicant shall review the proposed front yard setback and building height as the height is not measured to the highest point of the roof (the vestibule on the roof level). It |

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|      |   |          |                               | appears this will make the building height greater than 35 feet and thus create a potential variance for the proposed front yard setback not meeting the minimum requirement of 20 feet for structures greater than 35 feet in height. |
| 16   | Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal boundaries, public parks, beaches, environmental sensitive areas, zoning district boundaries within 200 feet of the subject property. Property tax lots within 200 feet of the subject property taken from the most recent municipal tax map records.   | X        |                               | The Tax Map on the Title Sheet shall be revised to show all lots within a 200' radius around the site and the CRDA Tourism Map shall be revised to locate the site within the map.   |
| 20   | Land Title Survey and topographic survey depicting existing conditions prepared by New Jersey licensed professional land surveyor. All elevations shall be based on NAVD 1988. The horizontal datum shall on the NJ State Plane Coordinate System (NAD 1983) Survey shall include all existing conditions, including buildings, structures, parking areas with parking space striping, driveways, walkways, fences, stoops, stairs, porches, easements, walls, patios, curbs, roof overhangs, overhead wires, bay windows, building setbacks of building on-site and adjoining the site, landscape areas, trees, utility poles, flag poles, directional and identification signs, spot elevations, contours in one foot intervals, FEMA Flood Zone, State Claim areas, utility poles, utilities such as water, sanitary | X        |                               | The Property Survey shall be revised to provide existing one foot elevation contours and locate the existing curb cuts for the driveway.   |

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| ITEM | "c" VARIANCE CHECKLIST  | Required | Waiver Requested by Applicant | Comments   |
|------|---|----------|-------------------------------|--|
|      | sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.  |          |                               |  |
| 21   | Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, location of identification signage and directional signs, trash enclosure, building setback lines (dashed) and their dimensions from the property lines, parking area plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. | X        |                               | The site plan shall be revised to provide a clear distinction between existing and proposed improvements. It appears on the site plan that the proposed improvements in front of the building along Pennsylvania Avenue are existing due to the screened linework.<br><br>It shall be noted the Applicant states the proposed signage shown on the Architectural Elevations is a placeholder and intended for approval. The Applicant will submit a sign package at a later date for approval. |
| 22   | Preliminary architectural plan and elevations, and areas and type of each proposed use.   | X        |                               | Floor plans shall be provided on the architectural plans for the roof level demonstrating its use. The elevations shall be revised to provide the building height to the top of the vestibule on the roof level.   |

Per our review of the Checklist, the Applicant has satisfied all other submission requirements, and no additional waivers appear necessary.

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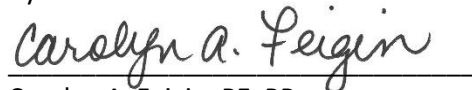
### III. RECOMMENDATIONS

The Applicant shall address the deficiencies referenced in the checklist item(s) not submitted. We recommend that this application be deemed **INCOMPLETE**. No technical review will be performed until the application is deemed Complete. Additional commentary will be provided during the technical review portion of this project.

If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at [cfeigin@arh-us.com](mailto:cfeigin@arh-us.com).

Respectfully Submitted,  
**ARH ASSOCIATES**

By



Carolyn A. Feigin, PE, PP  
CRDA Consulting Engineer

cc: Robert L. Reid, AICP, NJPP  
Christine A. Nazzaro-Cofone, AICP, PP  
Scott Collins, Esq  
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