



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

April 16, 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 # 2024-03-3620  
 Preliminary & Final Major Site Plan Approval  
 Puffsie, LLC  
 Block 151, Lot 3  
 1536 Atlantic Avenue  
 Atlantic City, NJ 08401  
 ARH # 2410091

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	Nehmad Davis & Goldstein, PC	10/23/2023	
Response Letter from Applicant’s Attorney		02/01/2024	
Response Letter from Applicant’s Attorney	Fox Rothschild LLP	04/09/2024	
CRDA Land Use Application	Owner / Applicant	10/17/2023	
Escrow Setup Information			
Corporate Disclosure Statement			
Major Preliminary Site Plan Checklist (Form #6)			
Major Final Site Plan Checklist (Form #7)			
Survey of Property	Moran Engineering & Surveying	05/05/2023	
Preliminary & Final Major Site Plan		05/18/2023	04/09/2024
Architectural Floor Plans	Tokarski + Millemann Architects LLC	05/26/2023	02/23/2024
Preliminary Sign Package	KC Sign & Awnings	06/23/2023	
Safety and Security Plan Overview	Unsigned	Undated	
Access Agreement	McOmber McOmber & Luber, PC	03/29/2024	
200’ Property List	City of Atlantic City	10/23/2024	
Certification of Taxes Paid		10/20/2023	

**ARH Associates**

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TITLE / DESCRIPTION	PREPARED / SIGNED / SEALED BY	DATE	DATE LAST REVISED
Letter of Support from Mayor	Atlantic County Clerk	05/05/2023	
Resolution No. 309		04/19/2023	
Deed Instrument No. 2022042937		08/17/2022	

Per this information, our office offers the following comments:

**I. PROJECT INFORMATION & CONTACT INFORMATION**

The +/- 0.091 acre site is situated along the southerly frontage of Atlantic Avenue approximately 50' to the east from the intersection of Kentucky Avenue. The site is presently developed with an existing commercial/mixed use building with an unknown occupancy status. It also appears there are additional tenant(s) in the building on the lot unaffiliated with this subject application. The Applicant seeks approval to construct a cannabis retail facility with ancillary lighting and signage improvements. Minor alterations to the existing building are proposed. The Applicant has received a resolution of support from the City of Atlantic City on April 19, 2023.

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

APPLICANT / OWNER
Puffsie, LLC 31 Walnut Drive Burlington, NJ 08016 Phone: 267-592-1376 Email: <a href="mailto:ernestcaldwell@puffsie.com">ernestcaldwell@puffsie.com</a>

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**ENGINEER**

Matthew Wilder, PE  
Morgan Engineering & Surveying  
PO Box 5232  
Toms River, NJ 08754  
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Email: [matthew@morganengineeringllc.com](mailto:matthew@morganengineeringllc.com)

**ARCHITECT**

Tokarski + Millemann Architects LLC  
1729 Route 35  
Wall, NJ 07719  
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Fax: 732-262-0045  
Email: [info@tm-architects.com](mailto:info@tm-architects.com)

**ATTORNEY**

Jack Plackter, Esq.  
Fox Rothschild LLP  
1301 Atlantic Avenue, Suite 400  
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Fax: 609-348-6834  
Email: [jplackter@foxrotchschild.com](mailto:jplackter@foxrotchschild.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:

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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		Partially Addressed: The tax map sheet # 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		Partially Addressed: The Zoning Schedule on the site plan contains incomplete and incorrect bulk requirements from the CBD zone as listed in N.J.A.C. 19:66-5.12 and shall be revised accordingly and include a parking analysis.
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		Partially Addressed: The Zoning Map on the Title Sheet shall be revised to utilize the most current zoning map as per N.J.A.C. – 19:66-11 (Subchapter 11) and provide the zones within 200’ of the site.
19	List of approvals or permits required by other regulatory authorities having jurisdiction and the status of same.	X		N/A: No other approvals are anticipated to be required.
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,	X		Partially Addressed: The Property Survey shall be revised to provide the FEMA Flood Zone boundary line which appears to traverse through the property according to the latest revised preliminary FIRM containing the site.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Required	Waiver Requested by Applicant	Comments
	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 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.
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures.	X	X	Our office accepts this waiver request as there are no changes to the existing grading.
24	Landscaping Plan, details, and plant schedule (19:66-7.6)	X	X	Our office accepts this waiver request as the existing site is 100% impervious and is to remain.
26	Soil Erosion and Sediment Control Plan. (Required for soil disturbance of 5,000 sq. ft. or greater)	X	X	Our office accepts this waiver request as there is less than 5,000 sf of disturbance on site.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Required	Waiver Requested by Applicant	Comments
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	X	Our office accepts this waiver request as there are no changes to the existing utilities servicing the site.
28	Road and paving cross-sections and profiles.	X	X	Our office accepts this waiver request as no new roadways are proposed and there are no changes to the existing adjacent roadways.
29	Solid and liquid waste management plan.	X	X	Our office accepts this waiver request as the site contains approximately 100% building coverage with no exterior refuse area. The Applicant has provided an interior refuse area for cannabis waste.
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X	X	Our office accepts this waiver request as no changes to existing vehicular traffic and pedestrian circulation patterns are proposed.

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

### III. RECOMMENDATIONS

Should the Board act favorably on this application, the above mentioned missing, incomplete or incorrect items shall be incorporated into a set of revised plans which will be reviewed by our office for compliance. Please note that numerous checklist items have been partially addressed. As we are able to perform a thorough technical

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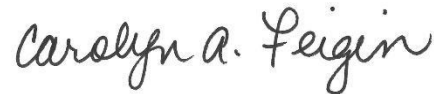
review, we recommend that this application be deemed **COMPLETE**. Additional commentary will be provided during the technical review portion of this project.

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



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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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