



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 #2: 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	04/09/2024
Completeness Review Response Memo		04/09/2024	
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
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	04/08/2024
Pure Genesis – Architectural Plans and Elevations	McGeorge Architecture Interiors	03/19/2024	04/16/2024
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:

APPLICANT /OWNER
SIX NINETEEN PROPERTY MANAGEMENT LLC 168 Barclay Farms #175 Cherry Hill, NJ 08034 Phone: 856-332-7029 Email: fayecoleman@puregenisis.us

ENGINEER/PLANNER
Jon J. Barnhart, PE, PP Arthur Ponzio Co. 400 N. Dover Avenue, Atlantic City, NJ 08401 Phone: 609-344-8194 Fax: 609-344-1594 Email: jbarnhart@ponzio.com

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ARCHITECT

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ATTORNEY

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 Atlantic City, NJ 08401
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 Email: bskyes@foxrottschile.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, items provided in resubmission are noted below:

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

ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Provided in Resubmission	Waiver Requested	Comments
7	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X		Revised adequate title blocks are now provided on each sheet in the site plan.
11	Zoning Schedule listing: Use, lot area, lot width, lot depth, yard setbacks, floor area ratio, density,	X		The Applicant has removed the roof level vestibule and

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Provided in Resubmission	Waiver Requested	Comments
	building coverage, building height and parking requirements, including existing and proposed with conformity status of each.			states the building is to be less than 35' in height. This satisfies the previous discrepancy.
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		Revised key map with 200' radius is now provided on the site plan.
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 sewer, storm sewer, electric, gas, cable,		X (Partial)	Our office accepts the Applicant's waiver request from providing existing one foot elevation contours as the site is relatively flat with miniscule elevation change. The existing curb cuts are now located on the Survey.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Provided in Resubmission	Waiver Requested	Comments
	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	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.
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		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.
23	Grading plan depicting direction of flow of surface run-off, spot elevations, contours within 1 foot intervals, stormwater management structures.	X		Proposed spot elevations are now provided on the site plan.
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 (Partial)	Our office accepts the Applicant's waiver request from providing electric, phone, and cable utilities on the plan as they are to be subject to approval from their respective utility companies. The plans do provide locations of water, sewer and gas utilities.

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ITEM	MAJOR PRELIMINARY AND FINAL SITE PLAN CHECKLISTS	Provided in Resubmission	Waiver Requested	Comments
29	Solid and liquid waste management plan.	X		The secured interior refuse area for cannabis waste is now provided on the architectural plans.
30	Vehicular and pedestrian circulation patterns, Traffic control signs, directional signs and Sight triangles	X		Refuse collection circulation and ADA pedestrian route are now provided on the site plan.
31	Preliminary architectural plan and elevations, and areas and type of each proposed use.	X		The roof level vestibule has been removed from the plans and the Applicant states the roof level is for mechanical equipment not open to the public.

“c” Variance Checklist (Form #12)

ITEM	“c” VARIANCE CHECKLIST	Provided in Resubmission	Waiver Requested	Comments
8	Title block denoting type of application, tax map sheet, project address, block and lot, and street location.	X		Revised adequate title blocks are now provided on each sheet in the site plan.
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 has removed the roof level vestibule and states the building is to be less than 35’ in height. This satisfies the previous discrepancy.
16	Key map(s) at a legible scale showing location of property with existing structures, uses, streets, public right of ways, municipal	X		Revised key map with 200’ radius is now provided on the site plan.

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ITEM	"c" VARIANCE CHECKLIST	Provided in Resubmission	Waiver Requested	Comments
	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.			
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 sewer, storm sewer, electric, gas, cable, telephone, etc. Improvements in adjoining right-of-ways / roadways / streets including painted traffic markings.		X (Partial)	Our office accepts the Applicant's waiver request from providing existing one foot elevation contours as the site is relatively flat with miniscule elevation change. The existing curb cuts are now located on the Survey.
21	Site Plan depicting proposed buildings, structures, existing and proposed building setbacks, landscape areas, location of identification signage and	X		It shall be noted the Applicant states the proposed signage shown on the Architectural Elevations

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ITEM	"c" VARIANCE CHECKLIST	Provided in Resubmission	Waiver Requested	Comments
	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.			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		The roof level vestibule has been removed from the plans and the Applicant states the roof level is for mechanical equipment not open to the public.

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

III. RECOMMENDATIONS

We recommend that this application be deemed **COMPLETE** and scheduled for a hearing. Additional commentary will be provided during the technical review portion of this project.

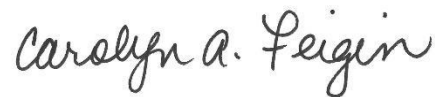
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If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at cfeigin@arh-us.com.

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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