

# Amended City of Atlantic City LAND USE APPLICATION

**City of Atlantic City: (Check where applicable)**

**AC Planning Division Jurisdiction**  
 City of Atlantic City Planning Board  
 1301 Bacharach Boulevard  
 City Hall-Suite 508  
 Atlantic City, NJ 08401  
 609-347-5404

**CRDA: (Check where applicable)**

**NJ CRDA LURED Jurisdiction**  
 Casino Reinvestment Development Authority  
 15 S Pennsylvania Avenue  
 Atlantic City, NJ 08401  
 609-347-0500

**To be completed by staff only.**

Date Filed \_\_\_\_\_ Application No. \_\_\_\_\_  
 Application Fees: \_\_\_\_\_ Escrow Deposit \_\_\_\_\_

Scheduled for:  
 Review for Completeness \_\_\_\_\_ Hearing: \_\_\_\_\_

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**1. SUBJECT PROPERTY**

Location: 3112 Atlantic Avenue, Atlantic City, NJ 08401 (3rd Floor)

Tax Map	Page <u>33</u>	Block <u>182</u>	Lot(s) <u>4</u>
	Page _____	Block _____	Lot(s) _____
	Page _____	Block _____	Lot(s) _____

Dimensions Frontage appx. 37.45 ft. Depth appx. 113.1 ft. Total Area 4,235.6 s.f.

Zoning District (NC-2) Neighborhood Commercial; (CBD) Central Business District within Tourism District, Green Zone  
 Redevelopment Area

**2. APPLICANT**

Name Garden Organics, LLC  
 Email ashley@poconoorganics.com  
 Address 18 North Portland Avenue, Ventnor City, NJ 08406  
 Telephone Number 267-918-2130

Applicant is a: Corporation  Partnership  Individual   
 Limited Liability Company (LLC) -

**3. If Owner is other than the applicant, provide the following information on the Owner(s):**

Owner's Name 3112 Atlantic Avenue Holdings LLC c/o Louis Freedman  
 Email lou@opinionservices.com  
 Address 555 New Jersey Avenue, Suite 2, Absecon, NJ 08201  
 Telephone Number (609)-335-4987

#### 4. DISCLOSURE STATEMENT

Pursuant to N.J.S 40:55D-48.1 [Application by corporation or partnership; list of stockholders owning 10% of stock or 10% interest in partnership.] Disclosure of owners of organization and property subject to application. [A corporation or partnership applying to a governing body of a municipality]Any organization making an application for development under this act [for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes] shall list the names and addresses of all members, stockholders or individual partners (collectively, "interest holders") [owning at least 10% of its stock of any class or at least 10% of the interest in the partnership], including any other organization holding at least a 10% ownership interest in the organization, and shall also identify the owner of the property subject to the application, including any organization holding at least a 10% ownership interest in the property [as the case may be]. In accordance with 40:55D-48.2 [Disclosure of 10% ownership interest of corporation or partnership which is 10% owner of applying corporation or partnership.] Listing of names and addresses of interest holders of applicant and owner organization. If [a corporation or partnership] an organization owns an interest equivalent to 10% or more of another organization the stock of a corporation, or 10% or greater interest in a partnership, subject to the disclosure requirements hereinabove described, [pursuant to section 1 of this act that organization shall list the names and addresses of its interest holders holding 10% or greater interest in the [partnership, as the case may be, and] organization. [This requirement shall be followed by every corporate stockholder or partner in a partnership, until the names and addresses of the stockholders and individual partners, exceeding the 10% ownership criterion established in this act, have been listed.] In accordance with recently added 40:55D-48.3 Disclosure of all officers and trustees of a non-profit organization. A non-profit organization filing an application for development under this act shall list the names and addresses of all officers and trustees of the non-profit organization. In accordance with 40:55D-48.4 [Failure to comply with act; disapproval of application.] Approval of application. a. No municipal planning board, board of adjustment or [municipal] governing body shall approve the application of any [corporation or partnership] organization or non-profit organization which does not comply with this act. Any approval not in compliance with this act shall be voidable in a proceeding in lieu of prerogative writ in the Superior Court. b. Any party, including any member of the public, may institute a proceeding in lieu of prerogative writ in the Superior Court to challenge any PROPOSED AMENDMENTS TO MUNICIPAL LAND USE LAW approval granted by a municipal planning board, board of adjustment or governing body on the grounds that such action is void for the reasons stated in subsection a. of this section, and if the court shall find that the approval was not in compliance with this act, the court may declare the approval to be void. In accordance with 40:55D-48.5 [Concealing names of owners;] Organization or non-profit organization failing to disclose; fine. Any [corporation or partnership which conceals] organization or nonprofit organization failing to disclose in accordance with this act, [the names of stockholders owning 10% or more of its stock, or of individual partners owning a 10% or greater interest in the partnership, as the case may be,] shall be subject to a fine of \$1,000 to \$10,000, which shall be [recovered] recoverable in the name of the municipality in any court of record in the State in a summary manner pursuant to the "Penalty Enforcement Law" (N.J.S.A. 2A:58-1 et seq.).



10. List any other **Expert** who will submit a report or who will testify for the Applicant: [Attach additional sheets as may be necessary]

Name Core Design Group Architects & Engineers  
Field of Expertise Architecture  
Email marketing@core-designgroup.com  
Address 155 W. Market Street #200, York, Pennsylvania 17401  
Telephone Number \_\_\_\_\_  
FAX Number \_\_\_\_\_

**11. APPLICATION REPRESENTS A REQUEST FOR THE FOLLOWING:**

SUBDIVISION:

\_\_\_\_\_ Administrative Review of Minor Subdivision Plan  
\_\_\_\_\_ Administrative Review of Major Subdivision Plan  
\_\_\_\_\_ Minor Subdivision Approval  
\_\_\_\_\_ Major Subdivision Approval [Preliminary]  
\_\_\_\_\_ Major Subdivision Approval [Final]  
Number of lots to be created \_\_\_\_\_ Number of proposed dwelling units \_\_\_\_\_  
(including remainder lot) (if applicable)

SITE PLAN:

\_\_\_\_\_ Administrative Review of Minor Site Plan  
\_\_\_\_\_ Administrative Review of Major Site Plan  
 Minor Site Plan Approval  
\_\_\_\_\_ Major Preliminary Site Plan Approval [Phases (if applicable) \_\_\_\_ ]  
\_\_\_\_\_ Major Final Site Plan Approval [Phases (if applicable) \_\_\_\_ ]  
\_\_\_\_\_ Amendment or Revision to an Approved Site Plan  
Area to be disturbed (square feet) \_\_\_\_\_  
Total number of proposed dwelling units \_\_\_\_\_  
\_\_\_\_\_ Request for Waiver From Site Plan Review and Approval  
Reason for request: \_\_\_\_\_

MISC:

\_\_\_\_\_ Administrative Review  
\_\_\_\_\_ Appeal decision of an Administrative Officer [N.J.S. 40:55D- 70a]  
\_\_\_\_\_ Map or Ordinance Interpretation of Special Question [N.J.S. 40:55D-70b]  
 Variance Relief (hardship) [N.J.S. 40:55D-70c(1)]  
 Variance Relief (substantial benefit) [N.J.S. 40:55D-70c(2)]  
\_\_\_\_\_ Variance Relief (use) [N.J.S. 40:55D-70d]  
\_\_\_\_\_ Conditional Use Approval [N.J.S. 40:55D-67]  
\_\_\_\_\_ Direct issuance of a permit for a structure in bed of a mapped street, public drainage way, or flood control basin [N.J.S. 40:55D-34]  
\_\_\_\_\_ Direct issuance of a permit for a lot lacking street frontage [N.J.S. 40:55D-35]

12. Section(s) of Ordinance from which a **variance is requested and justification for said request:** [attach additional pages as needed] See enclosed Revised Project Narrative & Variance Justification Report and 04-25-24 Application Cover Letter

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13. **Waivers Requested** of Development Standards and/or Submission and justification for request.  
Requirements: [attach additional pages as needed] See 04-25-24 Application Cover Letter

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14. Attach a copy of the Notice to appear in the official newspaper of the municipality and to be mailed to the owners of all real property, as shown on the current tax duplicate, located within the State and within 200 feet in all directions of the property, which is the subject of this application. The Notice must specify the sections of the Ordinance from which relief is sought, if applicable.

**The publication and the service on the affected owners must be accomplished at least 10 days prior to the date scheduled by the Administrative Officer for the hearing. An affidavit of service on all property owners and a proof of publication must be filed before the application will be complete and the hearing can proceed.**

15. **Explain in detail the exact nature of the application and the changes to be made at the premises, including the proposed use of the premises:**  
**[attach pages as needed]** Applicant intends to lease the third floor from Owner to use as Class 1 and Class 2 Cannabis Cultivation and Manufacturing facility.

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16. Is a public water line available? Yes
17. Is public sanitary sewer available? Yes
18. Does the application propose a well and septic system? No No
19. Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate lot and block numbers? N/A
20. Are any off-tract improvements required or proposed? No
21. Is the subdivision to be filed by Deed or Plat? N/A
22. What form of security does the applicant propose to provide as performance and maintenance guarantees? N/A
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23. Other approvals, which may be required and date plans submitted:

	Yes	No	Date Plans Submitted
Atlantic City Municipal Utilities Authority	_____	✓	_____
Atlantic County Health Department	_____	✓	_____
Atlantic County Planning Board	_____	✓	_____
Atlantic County Soil Conservation Dist.	_____	✓	_____
NJ Department of Environmental Protection	_____	✓	_____
Sewer Extension Permit	_____	✓	_____
Sanitary Sewer Connection Permit	_____	✓	_____
Stream Encroachment Permit	_____	✓	_____
Waterfront Development Permit	_____	✓	_____
Wetlands Permit	_____	✓	_____
Tidal Wetlands Permit	_____	✓	_____
Potable Water Construction Permit	_____	✓	_____
Other	_____	✓	_____
NJ Department of Transportation	_____	✓	_____
Public Service Electric & Gas Company	_____	✓	_____
_____	_____	✓	_____

24. Certification from the Tax Collector that all taxes due on the subject property have been paid.

25. List of Maps, Reports and other materials accompanying the application (attach additional pages as required for complete listing).

Quantity	Description of Item
_____	See Cover Letters Dated March 4, 2024; March 15, 2024; and April 25, 2024; and Electronic
_____	copies of all submission materials provided via Google Drive Link.
_____	_____

26. The Applicant hereby requests that copies of the reports of the professional staff reviewing the application be provided to the following of the applicant's professionals:  
Specify which reports are requested for each of the applicant's professionals or whether all reports should be submitted to the professional listed.

Applicant's Professional Reports Requested	_____	All professionals' reports requested.
Attorney	_____	✓
Engineer	_____	✓

**CERTIFICATIONS**

27. I Ashley Walsh certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant.

[If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 21 day of February, 20 24

**EDGAR A ACOSTA**  
Notary Public  
State of New Jersey  
My Commission Expires Sept. 20, 2027

[Signature]  
NOTARY PUBLIC

Ashley Walsh  
SIGNATURE OF APPLICANT

28. I certify that I am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant.

[If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.]

Sworn to and subscribed before me this 21 day of February, 20 24

**EDGAR A ACOSTA**  
Notary Public  
State of New Jersey  
My Commission Expires Sept. 20, 2027

[Signature]  
NOTARY PUBLIC

[Signature]  
SIGNATURE OF OWNER

29. I understand that the sum of \$ 3,000.00 has been deposited in an escrow account (Builder's Trust Account). In accordance with Land Use Fees and Escrow Deposit Requirements, I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of submitted materials and the publication of the decision by the Board. Sums not utilized in the review process shall be returned. If additional sums are deemed necessary, I understand that I will be notified of the required additional amount and shall add that sum to the escrow account within fifteen (15) days.

Date 2/21/24

Ashley Walsh  
SIGNATURE OF APPLICANT