



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

April 29, 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 # 2024-03-3599
 Minor Site Plan Approval
 Garden Organics, LLC
 Block 182, Lot 4
 3112 Atlantic Avenue
 Atlantic City, NJ 08401
 ARH # 2410092

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	04/25/2024	
CRDA Land Use Application	Applicant	04/25/2024	
Minor Site Plan Checklist (Form #5)			
“c” Variance Checklist (Form #12)			
List of Variances and Waivers			
Project Narrative and Variance Justification Report			
List of Outside Agency Approvals			
Color Photographs of Site			
Zoning Determination Letter	CRDA Land Use Regulation Enforcement Offer	03/19/2024	
Survey of Property	Arthur Ponzio Co.	12/07/2022	
Minor Site Plan	Persistence Engineering	04/22/2024	
Architectural Floor Plans	Core Design Group	04/12/2024	

Per this information, our office offers the following comments:

ARH Associates

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 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 +/- 0.097 acre site is situated along the southerly frontage of Atlantic Avenue approximately 88' to the west from the intersection of Chelsea Avenue. The site is presently developed with an existing three-story commercial building containing a first floor Class 5 micro dispensary, a vacant second floor which was previously approved to be a consumption lounge, and a third floor call center/office space. The Applicant seeks approval to convert the third floor into a Class 1 Cannabis Cultivation and a Class 2 Cannabis Manufacturing space. No external site improvements are proposed. The Applicant has received a resolution of support from the City of Atlantic City on August 23, 2023, and their Class 1 & 2 annual license approvals from the State's Cannabis Regulatory Commission.

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

APPLICANT
Garden Organics, LLC 18 North Portland Avenue Ventor City, NJ 08406 Phone: 267-918-2130 Email: ashley@poconoorganics.com

OWNER
3112 Atlantic Avenue Holdings, LLC c/o Louis Freedman 555 New Jersey Avenue, Suite 2 Absecon, NJ 08201 Phone: 609-335-4987 Email: lou@opinionservices.com

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ENGINEER

William T. Loughney, PE
Persistence Engineering
1114 Belmont Avenue
Haddon Township, NJ 08108
Phone: 502-575-5088
Email: wloughney85@gmail.com

ARCHITECT

Core Design Group Architects & Engineers
155 W. Market Street #200
York, PA 17401
Email: marketing@core-designgroup.com

ATTORNEY

CherylLynn Walters, Esq.
Nehmad Davis & Goldstein, PC
4030 Ocean Heights Avenue
Egg Harbor, NJ 08234
Phone: 609-927-1177
Fax: 609-926-9721
Email: cwalters@ndglegal.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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Minor Site Plan Checklist (Form #5)

ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested by Applicant	Comments
3	Name and address, email address of property owner and applicant.	X		Partially Addressed: The name and address of the property owner and applicant shall be provided on the site plan.
14	North arrow, scale and graphic scale	X		Partially Addressed: A graphic scale shall be provided on the site plan.
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: An additional key map utilizing the most current zoning map as per N.J.A.C. – 19:66-11 (Subchapter 11) providing the zones within 200’ of the site shall be 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,	X	X	Our office accepts this partial waiver request from providing topography with the boundary survey as there are no proposed changes to the existing topography.

ITEM	MINOR SITE PLAN CHECKLIST	Required	Waiver Requested by Applicant	Comments
	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.
25	Lighting plan and details (19:66-7.10)	X		The Applicant states egress lighting is to be in conformance with the UCC. The Applicant shall clarify if any external site lighting such as wall mounted lights are proposed. If so, they shall be provided on the site plan, or a waiver shall be requested.
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.

ITEM	MINOR SITE PLAN CHECKLIST	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.
31	Preliminary architectural plan and elevations, and areas and type of each proposed use	X	X	Our office accepts this partial waiver request from providing elevations as there are no proposed changes to the footprint or exterior façade of the building. However, elevations shall be provided if there is to be proposed external wall mounted lighting as per our comment to Minor Site Plan Checklist Item # 25.

“c” Variance Checklist (Form #12)

ITEM	“c” VARIANCE CHECKLIST	Required	Waiver Requested by Applicant	Comments
3	Name and address, email address of property owner and applicant.	X		Partially Addressed: The name and address of the property owner and applicant shall be provided on the site plan.

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ITEM	"c" VARIANCE CHECKLIST	Required	Waiver Requested by Applicant	Comments
14	North arrow, scale and graphic scale	X		Partially Addressed: A graphic scale shall be provided on the site plan.
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: An additional key map utilizing the most current zoning map as per N.J.A.C. – 19:66-11 (Subchapter 11) providing the zones within 200’ of the site shall be 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, telephone, etc. Improvements in adjoining right-	X	X	Our office accepts this partial waiver request from providing topography with the boundary survey as there are no proposed changes to the existing topography.

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ITEM	"c" VARIANCE CHECKLIST	Required	Waiver Requested by Applicant	Comments
	of-ways / roadways / streets including painted traffic markings.			
22	Preliminary architectural plan and elevations, and areas and type of each proposed use	X	X	Our office accepts this partial waiver request from providing elevations as there are no proposed changes to the footprint or exterior façade of the building. However, elevations shall be provided if there is to be proposed external wall mounted lighting as per our comment to Minor Site Plan Checklist Item # 25.

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

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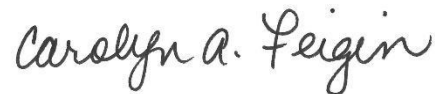
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If the Applicant should have any questions or comments, please do not hesitate to contact me at 609-561-0482 ext. 5005 or by email at cfeigin@arh-us.com.

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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