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April 25, 2024

VIA HAND DELIVERY & EMAIL (rreid@njcrda.com)

Robert L. Reid, AICP, NJPP, Land Use Regulation Enforcement Officer
CASINO REINVESTMENT DEVELOPMENT AUTHORITY
Land Use Regulation and Enforcement Division
15 South Pennsylvania Avenue
Atlantic City, New Jersey 08401

**RE: Application of Garden Organics, LLC – Supplemental Submission
3112 Atlantic Avenue, Third Floor
Block 182, Lot 4
Atlantic City, New Jersey 08401
Our File No.: 12942-3-B**

Dear Mr. Reid:

As you may recall, this firm represents Garden Organics, LLC (“Applicant”) with respect to the above-referenced application to the Casino Reinvestment Development Authority (“CRDA”) to establish a Class 1 Cannabis Cultivation and Class 2 Cannabis Manufacturing facility on the third floor of the above-referenced property. This application was originally filed on March 4 2024 and was supplemented by letter dated March 15, 2024. The application was thereafter deemed incomplete. In response to the incompleteness determination, please allow this correspondence to serve as a supplement to the materials currently on file and to also provide notification of the Applicant’s intent to amend the requested relief set forth in the initial submission.

Specifically, the Applicant originally requested use variance relief and a waiver of site plan approval. With this resubmission, Applicant is amending the application to request Minor Site Plan approval with “c” variance relief pursuant to N.J.S.A. 40:55D-70(c)(1) and (2) relating to parking. Additionally, the Applicant no longer seeks use variance relief pursuant to N.J.S.A. 40:55D-70(d)(1) as the proposed cannabis cultivation and cannabis manufacturing uses have been deemed permitted uses as evidenced in a Zoning Determination Letter issued by the CRDA on March 19, 2024, a copy of which is enclosed herewith. As such, the Applicant’s request for use

variance relief is hereby withdrawn. The Applicant's City of Atlantic City Land Use Application has been amended to reflect same and is enclosed herewith.

In connection with the request for Minor Site Plan approval, the Applicant requests waivers of certain requirements found on the Minor Site Plan Checklist and the 'c' Variance Relief Checklist, both of which are enclosed herewith. The Applicant also has identified the requested waivers and variance relief on a separate List of Variances and Waivers also submitted herewith. In addition, the Applicant has revised the Project Narrative and Variance Justification Report consistent with the amended request for relief and to provide further detail regarding the proposed cannabis operations. The Applicant reserves the right to provide testimony in support of the application and all requested and/or necessary relief at the time of the hearing.

In furtherance of the above, enclosed please find the following documents in response to your March 5, 2024 email and in further support of the application (please note the documents are numbered consecutively from the last document submitted on March 15, 2024):

21. One (1) copy of an Amended City of Atlantic City Land Use Application;
22. One (1) copy of Revised Project Narrative & Variance Justification Report prepared by Nehmad, Davis & Goldstein, P.C., dated April 25, 2024;
23. One (1) copy of a completed Minor Site Plan Checklist;
24. One (1) copy of a completed "C" Variance Checklist;
25. One (1) copy of a List of Variances and Waivers;
26. One (1) copy of a List of Outside Agency Approvals;
27. One (1) copy of the Casino Reinvestment Development Authority Zoning Determination Letter dated March 19, 2024;
28. One (1) signed and sealed copy of a Minor Site Plan prepared by William T. Loughney, P.E., dated April 23, 2024;
29. One (1) copy of Revised Floor Plan, prepared by Core Design Group, dated April 12, 2024; and
30. One (1) copy of Photographs of the Site (Updated).

Pursuant to your instructions, one (1) copy of each of the above is being delivered to the CRDA professionals as indicated below. Accordingly, we have provided (1) copy of each to your office. Should you require additional copies, please advise and we will supply same promptly.

Finally, as a courtesy and for your convenience, an electronic copy of the above-referenced supplemental materials can be accessed via the following Google Drive link, in a folder entitled "04-24-24 Supplemental Submission":

https://drive.google.com/drive/folders/1LOCV1cKg_-N2KgVMpGB2a66XCMK_DHk?usp=drive_link

Please do not hesitate to contact me should you require any additional documents or information in order to deem this application complete. If there is an additional fee for the amended request for relief please advise of the same and our office will promptly supply checks for the required amount(s).

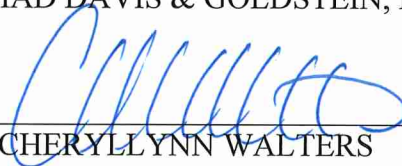
Otherwise, once deemed complete please advise of the date of the hearing before the CRDA and our firm will, of course, provide the required public notices in advance thereof.

Thank you for your kind attention and courtesies.

Very truly yours,

NEHMAD DAVIS & GOLDSTEIN, P.C.

BY:


CHERYLLYNN WALTERS

April 25, 2024

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CLW:ES

Enclosures

cc: *All Copies via Email with Enclosures via Google Drive Link Only
(Except Where Otherwise Noted)*

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