

Emanuel Sanfilippo, III

From: Robert Reid <rreid@njcrda.com>
Sent: Tuesday, March 5, 2024 11:20 AM
To: CherylLynn Walters; Jackie Smith
Cc: Emanuel Sanfilippo, III; Ashley Walsh; lou@opinionservices.com; Tetje Linsk; SCOLLINS@RIKER.com; Carolyn Feigin; Christine Cofone (ccofone@cofoneconsulting.com); Arlene Wilkerson; Lisa D'Alessandro; Jacques Howard
Subject: CRDA Land Use Application (cannabis) - Required Checklist Items - Garden Organics LLC - 3112 Atlantic Avenue
Attachments: .2024 01 11 Land Use Application Process for Applicants.pdf; .2024 01 11 Land Use Application Instructions.pdf; Application - Land Use - Site Plan.pdf; 12 c Variance Checklist.pdf; 5 Minor Site plan Checklist.pdf; FEE-SCHEDULE-Resolution-15-24 (1).pdf; 2022 09 27 Ord 57-22 - Green Zone Redevelopment Plan.pdf; CRDA Res 22-112. GREEN ZONE REDEVELOPMENT AREA.pdf; Approval Signatures Block for plans.pdf

The existing cannabis use at the site was granted as a use variance before the Green Zone Redevelopment Plan was adopted with standards.

The application as submitted via email is not consistent with the Green Zone Redevelopment Plan requirements / CRDA Site Plan requirements and is considered incomplete.

(the hard copy of documents with fee checks have not yet been submitted)

Each application for cannabis use requires site plan approval.

Please revise the application to reflect the request for minor site plan approval.

Please provide survey of the subject property showing existing conditions and site plan based on existing conditions survey with required Approval Signature Block (copy attached)

Also provide architectural plans for the proposed cultivation and manufacturing operations.

Also please be advised of the following trash storage requirements:

NJAC 19:66-7.12 -

(c) Trash containers and outdoor storage areas shall be screened from public streets, pedestrian walkways, and neighboring properties. The screen shall be designed to be compatible with the architectural character of the development and shall be constructed of durable materials.

(k) Recycling and solid waste disposal areas shall be enclosed. These enclosures shall be screened with landscaping where feasible. Locations shall be conveniently accessible for trash collection and maintenance and shall not block access drives during loading operations.

Currently trash and trash dumpster is in the public street. This is not permitted.

The architectural plans will need to include a trash room.

In addition, the site will need a loading and unloading area to service the site.

The loading / unloading area is required in close proximity to the front entrance.

It is recommended that you reach out to the AC Planning office and request a loading area be designated in front of the site on Atlantic Avenue.

Please refer to instructions and checklists offered in 01/12/2024 email for more information.

Thank you,

Rob