

September 23, 2022

VIA EMAIL & HAND DELIVERY

Township of West Orange Planning Board
Attn: Jamilet Baquerizo Vite, Board Secretary
66 Main Street
West Orange, New Jersey 07052

Re: West Orange Wellness LLC ("Applicant")
Application for Conditional Use and Preliminary and Final Major Site Plan
Approval in B-1 Zone
26 South Valley Road (Block 4, Lot 12)

Dear Ms. Baquerizo Vite :

This office represents West Orange Wellness LLC, the contract lessee of approximately 3,041 square feet (approximate gross floor area) of commercial space property located at 26 South Valley Road and designated on the tax maps of the Township of West Orange as Block 4, Lot 12 (the "Property"). The Property is located within the B-1 commercial zone.

Applicant seeks conditional use and preliminary and final major site plan approval from the Township of West Orange Planning Board for signage and the proposed interior alteration of existing first floor space for Class 5 Cannabis Retail Dispensary use.

In support of this Application, the following are enclosed for your review:

- Five (5) copies of the Township of West Orange Planning Board Application package, with applicable Checklists, for Conditional Use and Preliminary and Final Major Site Plan, to which the following Exhibits are attached:
 - o **Exhibit A:** Project Description;
 - o **Exhibit B:** Township of West Orange Resolution #57-22 (Resolution of Local Support);
 - o **Exhibit C:** March 15, 2022 Letter of Confirmation Compliance with Township of West Orange Zoning Requirements from Township Zoning Officer;
 - o **Exhibit D:** Verification of Taxes Paid;
 - o **Exhibit E:** Affidavit of Ownership and Consent;
 - o **Exhibit F:** List of Properties within 200 Feet with Radius Map (Township of West Orange and City of Orange); and
 - o **Exhibit G:** Corporate Ownership Disclosure;
- Five (5) copies of an existing conditions survey, dated June 15, 2022, prepared by Matthew W. Webb, P.L.S.;

GIBBONS P.C.

Township of West Orange Planning Board
Attn: Jamilet Baquerizo Vite, Board Secretary
September 23, 2022
Page 2

- Five (5) copies of Proposed Architectural Plans for Interior Renovations, dated September 12, 2022, prepared by Jason C. Christiansen, AIA;
- Five copies of Proposed Signage Plans, dated September 20, 2022, prepared by Tap Design Group (Ari Sorkin); and
- Executed Form W9.

The escrow and application fee checks follow under separate cover directly from the Applicant to your attention. As noted above, these materials also come to you via electronic mail.

If you or the Board should require anything further in order to deem this application complete, please let me know. Thank you for your assistance in the review and consideration of this application, and we look forward to sharing it with the Site Plan Review Advisory Board and the Planning Board in short order.

Very truly yours,

/s/ Cameron W. MacLeod

Cameron W. MacLeod
Director

Encl.

TOWNSHIP OF WEST ORANGE APPLICATION PACKAGE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT

1. Zoning/Planning Board Application
2. Checklists:
 - "C" and "D" Applications Interpretations and Appeals
 - Major/Minor Site Plan or Subdivision (52 Items)
 - Sustainability Checklist
3. Fee Schedules
4. W-9 Form
5. Zoning Board of Adjustment Meeting Schedule
6. Planning Board & Site Plan Review Advisory Board Meeting Schedule
7. Tree Removal Application Procedure
8. Tree Removal Application
9. Ordinance 2436-15 Amending Chapter 25, Sections 4, 51.6, 51.7, 51.8, 51.9, 51.10, & 51.15 (Revision of Various Zoning Ordinances)
Adopted 2/10/2015
10. Ordinance 2448-15 Amending Chapter 25, Section 51.16
Adopted 5/12/2015
11. Ordinance 2464-15 Amending Chapter 25, Sections 8.4, 9.9, 9.10, & 11.10 & Chapter 32, Section 3 (Revision of Various Zoning Ordinances)
Adopted October 27, 2015

BEFORE preparing or submitting an Application, it is strongly suggested that you contact the Planning Board Secretary or Zoning Board Secretary. We will be happy to assist you or answer any questions pertaining to the filing of an application to the Planning Board (325-4111) or Zoning Board of Adjustment (325-4108).

PLEASE NOTE:

- ! The application must be typed or neatly printed.
Due to Covid-19 - 5 Paper Copies + 1 Digital
emailed to PlanningBoard@westorange.org
and/or ZoningBoard@westorange.org.
- ! Each application, including the original must have attached any enclosures as required.
- ! Refer to the Zoning Ordinance for all application requirements.
- ! Application fees and escrow must be submitted at the time of filing.
(If an escrow fee is required, a completed W-9 form must accompany the fees).
- ! All experts must be licensed to practice in the State of New Jersey.
- ! Any additional documents submitted after the original filing of the Application must include twenty copies total (nineteen (19) copies with one (1) original) to the Zoning Board or Planning Board and must be submitted at least 10 days before the Applicant's public meeting date.

Pursuant to Municipal Land Use Law, N.J.S.A. 40:55D-10(9), a verbatim recording of the proceedings shall be made. The Planning Board or Zoning Board of Adjustment shall furnish duplicate recording upon request from any interested party at the requesting party's expense which shall not exceed the actual cost of preparation. All transcripts which may be prepared from any such recording, whether prepared at the request of the Board or an interested party, shall be transcribed by a licensed New Jersey Court Reporter and certified in writing to be accurate.

After the Board hears the Application and renders a decision, a Resolution will be read and voted on at the next scheduled regular meeting. Upon receipt of the signed Resolution, the Applicant must submit eight (8) full size sets of final site plans, signed and sealed, to the Board Secretary for signatures. Once the Applicant receives a copy of the signed site plan, the Applicant may then apply for building permits.

**TOWNSHIP OF WEST ORANGE
APPLICATION FORM FOR THE
PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT**

A. APPLICANT INFORMATION

Full Legal Name: West Orange Wellness LLC

Mailing Address: 2319 ^(Last) Federal Street, Camden, NJ ^(First) 08105 NJ 08105

Telephone Number: (610) 973-4306 ^(Street) ^(City) ^(State) ^(Zip)
Email: westorangewellnessllc@gmail.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other NJ Limited Liability Company

If the Applicant is a corporation or partnership, a list of the names and addresses of persons having a 10% interest or more in the corporation or partnership must be attached. See Attached Corporate Disclosure

Relationship of the applicant to the property: ☐ Owner, ☒ Tenant or Lessee, ☐ Purchaser under contract
(with consent of owner, ☐ Other (please specify) _____

If the applicant is not the owner of the property in question, the applicant must submit an affidavit with the owner(s) authorization to proceed with this process. See Attached Owner's Authorization Affidavit

B. PROPERTY OWNER INFORMATION

☐ Check here if same as applicant. If the owner is not the applicant, please complete the following:

Owner's Name: West Orange Investment LLC

Address: 48 N 3rd Street Unit 10, Philadelphia, PA 19106

Telephone Number: (610) 973-4306 Email: shawn.vishal@gmail.com

C. PROPERTY INFORMATION

Street Address: 26 South Valley Road, West Orange, New Jersey 07052

Block Number(s): 4 ; Lot Number(s): 12 ;

Tax Plate: Tax Map 10 ; Zone of Property: B-1

The location of the property is approximately 0 feet from the intersection of South Valley
Road and Nassau Street (closest intersection.)

Has there been any previous Zoning Board of Adjustment or Planning Board hearings involving this property?

☐ Yes, Date(s): None as per OPRA response from the Township of West Orange dated 8/23/22. ☒ No

If yes, please attach copies of the written decisions adopted by the Board to each application.

Please attach a list of all contiguous or adjacent property owned by the applicant or owner. ☒ None

Is this property listed in "The Historic Sites Survey" prepared by Robert Guter 7/9/1992 ☐ Yes ☒ No

D. TYPE OF APPLICATION

Indicate the type of application being submitted, check all boxes that apply. Note that more than one variance may be necessary, please indicate the number of each type needed:

- 1) ☐ Interpretation of ordinance or map.
- 2) ☐ Appeal of action of Zoning Officer.
- 3) ☐ Variance "C1" Reason: ☐ shape of property; ☐ physical features; ☐ exceptional situation.
- 4) ☐ Variance "C2".
- 5) ☐ Variance "D".
- 6) ☐ Subdivision without variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 7) ☐ Subdivision with variances: ☐ major; ☐ minor; ☐ preliminary; ☐ final; ☐ preliminary and final.
- 8) ☒ Site Plan: ☐ preliminary; ☐ final; ☒ preliminary and final; ☐ with variances; ☒ without variances.
- 9) ☐ Amended Site Plan.
- 10) ☒ Conditional Use.
- 11) ☐ Conceptual.
- 12) ☐ Home Professional Office.
- 13) ☐ Home Occupation.
- 14) ☐ Soil Removal Permit.

Please list the specific Sections of the Ordinance for which a variance is sought. If additional space is required, please attach a list. N/A

Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Office use

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
Change of Use to Class V Cannabis Retail Dispensary Use. See Attached Project Description.

The property is 20,399.15 (square feet); 0.47 (acres)

Impervious Surface Coverage: Present: 60.5 %; Proposed: same
Building Coverage: Present: 14.8 %; Proposed: same

Is the property located:

Within 200 feet of another municipality?	☒ Yes	☐ No
Adjacent to an existing or proposed county road?	☐ Yes	☒ No
Adjacent to other county land?	☐ Yes	☒ No
Adjacent to a state highway?	☐ Yes	☒ No

F. EXPERTS

The following information is respectfully requested to enable the Board to facilitate the processing of this application:

APPLICANT'S ATTORNEY: Gibbons P.C.- Cameron W. MacLeod, Esq; Kenneth D. McPherson III, Esq.

(809) 858-2445

cmacleod@gibbonslaw.com

Telephone Number: (862) 229-3133

Email: kmcpherson@gibbonslaw.com

Address: One Gateway Center, Newark, NJ 07102

APPLICANT'S ENGINEER: N/A

Telephone Number: ()

Email:

Address:

APPLICANT'S ARCHITECT: Jason C. Christiansen, R.A., AIA

Telephone Number: (267) 808-9472

Email: JASON@REVISION21VIS.COM

Address: 586 RAHWAY AVENUE, WESTFIELD NJ 07090

APPLICANT'S PLANNER: N/A

Telephone Number: ()

Email:

Address:

OTHER EXPERT(S): Security Consultant: James Sherrard, James Sherrard Enterprises, Cannabis Business Consultant

Telephone Number: (856) 889-0512

Email: Js9677@aol.com

Address: 143 Curtis Avenue, Williamstown, NJ 08094

If necessary, please list any additional experts below, including address, telephone number and email address.

Regulatory Counsel: Ted Flowers, Esq.

(267) 287-8444

8080 Old York Rd, Elkins Park, PA 19027

ted@moriconiflowers.com

Signage Design: Tap Design Group- Ari Sorkin

267-251-1254

112 Lorraine Avenue, Oreland, PA, 19075

ari@tapdesigngroup.com

Surveyor: Lan Associates, Matthew W. Webb, PLS

201-447-6400

445 Godwin Avenue, Midland Park, NJ 07432

cm@thematthewscompany.com>

G. REQUIREMENTS FOR VARIANCES

N/A

- 4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 4B) Please attach a written statement labeled "REASONS FOR RELIEF", which fully answers 4C-1, 4C-2 or 4D (Special Reasons) AND part 4E (Negative Criteria).
- 4C-1) *(For C1 variances only)* The strict application of the provisions of the Zoning Ordinance would result in the peculiar and exceptional practical difficulties or exceptional undue hardship under *N.J.S.A. 40:55D-70c(1)*. List in detail wherein this case conforms to this requirement, including, if applicable, reference to the exceptional narrowness, shallowness, or shape of the property, or the exceptional topographical conditions affecting the property which applicant contends warrants the granting of the variance.
- 4C-2) *(For C2 variances only)* State how the purposes of the Municipal Land Use Law would be advanced by a deviation from the zoning ordinance requirements and the benefits of the deviation would substantially outweigh any detriment according to *N.J.S.A 40:55D-70c(2)*. Please list all benefits of the deviation to the Township and any adverse effects. State how the benefits of the deviation would substantially outweigh any detriment to the Township.
- 4D) *(For D variances only)* State the special reasons under *N.J.S.A 40:55D-70d* affecting this property.
- 4E) The granting of this variance will not be substantially detrimental to the public good and will not substantially impair the intent of the zone plan and zoning ordinance. List in detail the reasons, among others, why the variance can be granted without being materially detrimental to the welfare of the community or injurious to the property or improvements of others in the neighborhood and zone.

H. PLAT SUBMISSION

- 4F) Please list all maps and other exhibits accompanying this application. Attach an additional sheet if necessary.

ITEM	SIGNED BY	DATE/REVISION
ALT/NSPS Land Title Survey	Matthew W. Webb, P.L.S.	April 14, 2022
Interior Architectural Plan	Jason C. Christiansen, R.A., AIA	September 2, 2022
Proposed Signage Package	Tap Design Group	September 20, 2022
Interior Rendering	Jason C. Christiansen, R.A., AIA	September 20, 2022

I. NOTICE

Applicant is responsible to publish and serve notice of this application in accordance with Zoning Board of Adjustment/Planning Board requirements; however, notice may not be served until this application is certified as complete and the administrative officer has assigned the applicant a public hearing date.

J. VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING:

APPLICANT'S VERIFICATION

I hereby certify that the above statements made by me and the information contained in the papers submitted in connection with this application are true. I am aware that if any of the foregoing statements are willfully false, I am subject to punishment.

Applicant's Signature: Nitgera Vargas Date: 09/22/2022

CONTINUANCE

Should the Planning Board/Zoning Board of Adjustment have a full and final agenda, or discussion and meeting regarding this application requiring carrying the matter past the status quo limit, the applicant grants permission for such an extension.

Applicant's Signature: Nitgera Vargas Date: 09/23/2022

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that I reside at 48 N 3rd Street, Unit 10, Philadelphia
In the County of Philadelphia and the State of Pennsylvania
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 4
Lot(s) 12 on the Tax Map of West Orange which property is the subject of the above
application, and that said application is hereby authorized by me. Furthermore, I authorize inspection of the site
which is the subject of this application.

Owner's Signature: [Signature] Date: 9/23/2022

**THIS APPLICATION DOES NOT RELIEVE THE APPLICANT FROM COMPLYING WITH OTHER
TOWNSHIP ORDINANCES SUCH AS THE TREE REMOVAL ORDINANCE AND OBTAINING THE
NECESSARY APPROVALS AND PERMITS UNDER SUCH ORDINANCES.**

**CHECK LIST OF REQUIRED ITEMS
"C" AND "D" APPLICATIONS
INTERPRETATIONS AND APPEALS**

**APPLICATIONS FOR MAJOR/MINOR SITE PLAN OR SUBDIVISION MUST REFER TO THE
SITE PLAN/SUBDIVISION CHECKLIST -32 ITEMS. 20 Total (original and 19 copies).**

All checked items are required: please complete and submit to Board Secretary:

- ✓ **Completed Application Form, 20 Total (original and 19 copies), including:**
 - ✓ the written proposal;
 - ✓ list of variances being requested;
 - ✓ property information;
 - ✓ applicant and owner information;
 - ✓ statement or legal brief which clarifies why the variance should be granted and the specific reasons or hardship that pertain to the proposal, or
 - ✓ in the case of an appeal or interpretation, a statement or legal brief that clarifies the position of the applicant.
- ✓ **Survey** – original signed and sealed by New Jersey licensed Land Surveyor, 20 Total (original and 19 copies).
- ✓ **Site Plan**, all dimensions, including setbacks, must be shown and prepared by New Jersey licensed Professional except for an owner occupied, single family home, in which case the property owner may prepare the site plan, 20 Total (original and 19 copies).
- ✓ **Floor plans**, all dimensions must be shown-prepared by New Jersey licensed Architect except for an owner occupied, single family home, in which case the property owner may prepare the floor plan, 20 Total (original and 19 copies).
- ✓ **List of property owners** within 200' certified by the Municipal Tax Assessor (original).
- ✓ **Proof that taxes have been paid**, certified by the Municipal Tax Collector (original).
- ✓ **A 200' radius map**, 20 Total (original and 19 copies).
- ✓ **Application fee** (non-refundable) also a Digitizing Fee.
- ✓ **Elevations of three sides**, in the case of an existing structure with no proposed structural changes, photographs may be used, 20 Total (original and 19 copies).
- ✓ **Height dimensions** to be included on all elevations, 20 Total (original and 19 copies).
- ✓ **All plans and documents** for West Orange COAH requirements.
- ✓ **For all Major Subdivision applications**, major site plan applications and all applications applying for a "D" variance, a Planner's report prepared by a New Jersey licensed Planner must be submitted, 20 Total (original and 19 copies).
- ✓ **For all Major Subdivision applications**, and major site plan applications, a Traffic Study prepared by a New Jersey licensed Engineer must be submitted, 20 Total (original and 19 copies).
- ✓ **All Site Plan applications** must submit a tree removal application and a tree replacement plan and provide a report according to Chapter 31 of the West Orange general ordinances, 20 Total (original and 19 copies).

Due to Covid-19

**5 Paper Copies + 1 Digital emailed to
PlanningBoard@westorange.org
and/or ZonningBoard@westorange.org**

Your application will not be deemed complete unless all these items are included. It is absolutely necessary that all dimensions and elevations be shown on the site plan and floor plan.

Please note: other materials may be requested by the Planning Director or Board Members.

ALL DOCUMENTS MUST BE PREPARED,
SIGNED AND SEALED BY NEW JERSEY
LICENSED PROFESSIONAL.

Item Number	Description	Pre-application - Concept Plan	Major Application								COMPLETE	INCOMPLETE	W/AVR REQUESTED
			Minor Application		General Development Plan	Subdivision		Site Plan					
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final				
12. Item: One (1) of four (4) standardized sheets: 30" x 42", 24" x 36", 15" x 21", & 5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.			X	X			X	X	X	X			
13. Item: Metes and bounds descriptions showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords and central angles for all centerlines and right-of-way, and centerline curves on streets.			X					X			X		
14. Item: Affidavit of ownership. Comment: Map Filing Law for minor and major subdivision.		X	X	X	X	X	X	X	X	X	X		
15. Item: Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).			X	X	X	X	X	X	X	X	X		
16. Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.			X	X	X	X	X	X	X	X	X		
17. Item: Size and location of any existing or proposed structures with all setbacks dimensioned. Comment: Item important for detailed planning.		X	X	X	X	X	X	X	X	X	X		
18. Item: Location and dimensions of any existing or proposed streets (for GDP and pre-application- concept plan -- general locations). Comment: Item important for detailed planning.		X	X	X	X	X	X	X	X	X	X		
19. Item: All proposed lot lines and area of lots in square feet.			X	X			X	X	X	X	X		
20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. e		X	X	X	X	X	X	X	X	X	X		
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. e		X	X	X	X	X	X	X	X	X	X		
22. Item: Development stages or staging plans (for GDP--general staging). Comment: Not applicable at pre-application- concept plan stage; minor plans usually not built in stages.					X	X	X	X	X	X	X		

X
N/A

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LICENSED PROFESSIONAL**

Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Major Application			COMPLETE	INCOMPLETE	W/AVER REQUESTED
			Subdivision	Site Plan		Subdivision Preliminary	Site Plan				
							Final	Preliminary			
23. Item: List of required regulatory approvals or permits. Comment: Basic planning information. ^g			X	X	X			X			
24. Item: List of variances required or requested. ^g Comment: Basic planning information.			X	X		X		X			X N/A
25. Item: Requested or obtained design waivers or exceptions. ^g Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan stages; required at site plan only if notice is required by ordinance.			X	X		X		X			X N/A
26. Item: Payment of application fees. Comment: Fee not imposed for pre-application conference.		X	X	X	X	X	X	X	X		
27. Item: Property owners and lines of all parents within 200' identified on most recent tax map sheet. Comment: Describes location of all adjacent structures; not necessary at pre-application-concept plan stages; required at site plan only if notice is required by ordinance.					X	X	X	X	X		
28. Item: All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. Comment: While detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.		X		X	X	X	X	X	X		
29. Item: Existing right-of-way and/or easements on and within 200' of line. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).		X		X	X	X	X	X	X		
30. Item: Topographical features of subject property from U.S.G.S. map. Comment: More detailed topographic information is needed for major subdivision.		X		X	X				X		

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Item Number	Description	Pre-Application - Concept Plan	Major Application								COMPLETE	INCOMPLETE	WALVER REQUESTED	
			Minor Application		General Development Plan	Subdivision		Site Plan						
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final					
31. Item: Existing and proposed contour intervals based on U.G.S. & Q.S. datum. Contours to extend at least 200' beyond subject property as follows: 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.							X	X	X	X		X		
32. Item: Boundary, lotline, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.		X	X	X			X	X	X	X		X		
33. Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.							X	X	X	X		X		
34. Item: Drainage Area Map. Comment: Necessary for minor applications; inapplicable at GDP stage.							X	X	X	X				X N/A
35. Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.			X	X			X	X	X	X				X N/A
36. Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.			X	X			X	X	X	X				X N/A
37. Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.				X			X	X	X	X				X N/A

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ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL													
Item Number	Description	Pre-Application - Concept Plan	Major Application								COMPLETE	INCOMPLETE	WALVER REQUESTED
			Minor Application		General Development Plan	Subdivision		Site Plan					
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final				
38. Item:	Soil Erosion and Sediment Control Plan. Comments: Required for soil disturbance over 5,000 sq. ft.			X			X	X	X	X			X N/A
39. Item:	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations. Comments: Not required for minor subdivision because not involving construction of buildings.			X		X	X	X	X	X	X		
40. Item:	Construction details as required by ordinance. Comments: Such level of detail necessary only for major applications.						X	X	X	X			X N/A
41. Item:	Road and paving cross-sections and profiles. Comments: See Item 40.						X	X	X	X			X N/A
42. Item:	Proposed street names. Comments: Applicable only when new road is proposed.						X	X	X	X			X N/A
43. Item:	New block and lot numbers confirmed with local assessor or municipal designs. Comments: Needed whenever a new lot is created.			X				X	X	X			X N/A
44. Item:	Lighting plan & details. Comments: Not applicable for minor subdivision because just creating lots.				X		X	X	X	X			X N/A
45. Item:	Landscape plan & details prepared by a professional landscape architect Comments: Required for site plans because of magnitude of required landscaping.				X				X	X			X N/A
46. Item:	Solid waste management plan. Comments: Site plan consideration only; see Item 44.				X				X	X			X N/A
47. Item:	Site identification signs, traffic control signs, and directional signs. Comments: See Item 44.				X		X	X	X	X	X		

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LICENSED PROFESSIONAL.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Major Application										COMPLETE	INCOMPLETE	W/AVAIL REQUESTED
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Concept Plan	Subdivision		Site Plan						
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final					
48. Item: Sign triangles. Comment: Necessary even for minor applications because sign triangle easement created			X	X		X	X	X	X	X			X N/A	
49. Item: Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). Comment: See Item 44.		X		X	X	X	X	X	X	X			X N/A	
50. Item: Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. Comment: See Item 44.				X		X	X	X	X	X		X		
51. Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.				X					X	X		X		
52. Item: Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X	X	X	X	X	X	X			X N/A	

e Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GSP.
e Conditional approval may be granted subject to other regulatory approvals.

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.

REVISED: 8/20/05 mw

F:\Morris & Associates\B-Z\BAPP\FRANCHCHECKLIST.FRM

N/A

SUSTAINABILITY CHECKLIST FORM

SUSTAINABLE BUILDING AND DESIGN STANDARDS	APPLICANT – PRINT OR TYPE – ALL SECTIONS TO BE COMPLETED:	TOWNSHIP OK (Date)
Name of LEED Accredited Professional working on project:		
List of Energy Star and WaterSense appliances, fixtures and construction techniques:		
List of green and recycled building materials in new construction, renovation, and maintenance:		
Waste Management Plan for recycling and/or reuse of 60 percent of all construction and demolition of waste generated in projects larger than \$25,000:		
Use of any water efficient landscaping:		
Use of any on-site renewable energy systems such as: (i) Solar (ii) Wind (iii) Geothermal		
Details of roofing materials designed to reduce the urban heat island effect such as: (i) Construction of roof top gardens to reduce solar gain in summer and insulate in winter (ii) Use of roofing materials that are no darker than a light gray or demonstrate how alternate roofing materials reduce the urban heat island effect		
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ rain gardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching		
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:		

Note: Please indicate for each of the sustainable building/design items listed, the extent to which the measure is being incorporated in the project or, alternatively, indicate the reason(s) why it is not being incorporated in the project.

As of April 2, 2015

EXHIBIT A

PROJECT DESCRIPTION

Applicant / Owner: West Orange Wellness LLC

Property: 36 South Valley Road
Block 4, Lot 12

Zoning: (B-1) Commercial Zone

The Property is approximately 0.47 acres located at 36 South Valley Road within the B-1 zone of the Township of West Orange. The Property enjoys access and egress from Nassau Street, and is improved with an existing one story masonry retail building with 25 parking spaces.

The Applicant seeks to occupy and develop the existing vacant portion of the retail space consisting of approximately 3,041 square feet of commercial space into a Class 5 Cannabis Adult Recreational Retail Dispensary. The existing façade and lighting is to remain unchanged. There will be no increase in floor area, building coverage, or lot coverage under this application. As part of the Application, Applicant is proposing new, code compliant signage on the front and rear facades of the building.

Specifically, the Applicant seeks conditional use and preliminary and final major site plan approval, as well as any other permits, variances or design exceptions that may be necessary. Under the current zoning provisions of the Township of West Orange Municipal Code, all categories of cannabis businesses are permitted conditional uses in industrial zoning districts and cannabis retail is a permitted conditional use in business zoning districts.

The following are the conditions for cannabis businesses as enumerated in Chapter 25, Section 24.2(b)(2)(o) of the Municipal Code:

(o) Licensed Cannabis Entities. Licensed Cannabis Retailers and Licensed Medical Cannabis Dispensaries shall be permitted as a conditional use in the B-1, B-2, and I Districts. All other Licensed Cannabis Entities shall be permitted as a conditional use in the I Districts. These conditional uses shall be subject to the following conditions:

Condition	Applicant's Compliance
(1) The Licensed Cannabis Entity shall be required to have a Local License pursuant to Chapter 5, § 5-34 of the Township of West Orange Municipal Code.	Applicant will comply and will continue to seek a Local License from the Township. Applicant submits that its receipt of all applicable regulatory licenses be applicable here as a condition of this Board's approval of this application.
(2) No Licensed Cannabis Entity shall be located within one hundred feet (100') from the property line of any property with	Applicant complies. See 200' list which is enclosed within this application.

a school building owned and operated by the West Orange Board of Education.	
(3) No Licensed Cannabis Entity shall be housed in a vehicle or any movable or mobile structure.	Applicant complies. The existing commercial building will contain the proposed Class V Cannabis Retail Dispensary.
(4) No Licensed Cannabis Entity shall be allowed to operate as a Home Occupation.	Applicant complies. See (3) above.
(5) Any signage for a Licensed Cannabis Entity shall be subject to the approval from either the Planning Board or the Zoning Board of Adjustment.	Applicant will comply. Applicant has submitted proposed signage with this application.
(6) A Licensed Cannabis Entity shall meet of the required security measures as set forth in Chapter 5, § 5-34 of the Township of West Orange Municipal Code	Applicant will comply. Applicant has submitted a comprehensive Security Plan as part of its March 4, 2022 Application for Local Support for the Suitability of a Cannabis Business to the Township and to the Township's Cannabis Advisory Group, of which the Township's Chief of Police is a designated Member. Applicant has requested and will conduct additional meeting with representatives of the Township Police Department, as well as any other Township officials as is necessary to ensure the property safety at the property.
(7) Cannabis Consumption Areas, as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-31, et. seq., shall be prohibited from all Licensed Cannabis Entities.	Applicant complies. No consumption area is proposed.

Township Council Resolution 57-22, enclosed as part of this application, represents a Resolution of Local Support by the Township and recognizes that the subject property is located within the B-1 zone and is suitable for the operations of a Class 5 Cannabis Retail Dispensary. Applicant's management team boasts significant skill and experience in launching and operating high-end dispensaries throughout the United States. Applicant is uniquely qualified to operate the proposed use in West Orange, as has been investigated by the Township of West Orange Cannabis Advisory Group and which can be further testified to at the hearing of this application.

The Property is presently developed, and has existing buffering, parking, and access consistent with a retail use in the B-1 Zone. A summary table of the existing conditions and their compliance with the terms of the municipal code is annexed hereto. Based on our analysis, it appears that the irregular shape of the Property may cause a need for recognition of a preexisting non-conformity with regard to the front and rear yard setbacks on a portion of the site. These non-conformities, however, are not being exacerbated by the proposed use or development.

Submission Waivers: As part of its application for development, the Applicant seeks waivers from the following checklist items:

- Item 9: As no physical improvements are proposed as part of the application, no signature block as included on these architectural plans.
- Item 22: The Applicant does not propose any staging of development on the Property.
- Item 24: No variances are requested at this time, and no list is provided.
- Item 25: No design waivers or exceptions are proposed, and accordingly, no list is provided.
- Items 34-38, 40-46: The Applicant does not propose any changes to drainage, soil disturbance, lighting, or landscaping, and is not proposing any new road ways.
- Items 48-49: The Applicant does not include any information on vehicular circulation or sight triangles, as all are existing.
- Sustainability Checklist Form: The Applicant is simply reusing and fitting out an existing building, and therefore is not seeking to modify, construct, or renovate the structure, and seeks a waiver of these requirements accordingly.

Zoning Summary Table

West Orange Wellness LLC

	Max. Height	Min. Lot Area (SF)	Min. Lot Area Per Unit (SF)	Min. Lot Width	Min. Front Yard (Ft.)	Min. Side Yards (Ft.)	Min. Rear Yards (Ft.)	Max. Building Coverage	Max. Lot Coverage	Parking Spaces Required (Retail)
Required	2 ½ stories and not exceeding 35'	Non residence, no minimum	Non residence, no minimum	Non residence, no minimum	Non residence, no minimum	6'	30'	60%	75%	1 per 250 square feet of gross floor area
Existing/ Proposed	11.5' and one story	N/A	N/A	N/A	N/A	15'	Irregular (existing)	14.8%	60.5%	25 (complies)

EXHIBIT B

RESOLUTION

WHEREAS, following the adoption of the Jake Honig Compassionate Use Medical Cannabis Act in 2019 and passage of the 2020 ballot issue amending the New Jersey Constitution to legalize the possession, cultivation, processing and sale of retail marijuana, the State of New Jersey adopted the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act in 2021 (the "State Statute"); and

WHEREAS, the State Statute created the New Jersey Cannabis Regulatory Commission (the "Commission") and established a framework for the application and issuance of a state license for the operation of cannabis related business licensed by the State of Jersey ("Licensed Cannabis Entities") which includes the requirement that an applicant for a state license provide proof of local support as to the suitability of the proposed location for a proposed cannabis related business; and

WHEREAS, On August 19, 2021, pursuant to N.J.S.A. 24:6I-34(d)1a of the State Statute, the Commission established regulations further governing the application and issuance of a state license for Licensed Cannabis Entities (the "Commission Regulations"); and

WHEREAS, N.J.A.C. 17:30-5.1(g) of the Commission Regulations requires the applicant for a State License to include in its application "proof of local support for the suitability of a cannabis business's proposed location indicating that the intended location is appropriately located or otherwise suitable for activities related to the operations of the proposed cannabis business" ("Local Support"); and

WHEREAS, on July 13, 2021, the Township Council for the Township of West Orange (the "Township") adopted Ordinance 2647-21 (the "Cannabis Ordinance") which establishes both the zoning requirements and the Township's licensing requirements for Licensed Cannabis

Entities which seek to operate within the Township; and

WHEREAS, on July 13, 2021, the Township Council also adopted resolution 188-21 authorizing the establishment of a Taskforce and Advisory Committee regarding Cannabis Businesses for the Township (the "Taskforce") to assist and advise with the implementation of the Township's regulations governing cannabis related businesses within the Township; and

WHEREAS, WEST ORANGE WELLNESS, LLC (the "Applicant") has submitted a request for Local Support from the Township for a proposed cannabis related business with the proposed location at 26 South Valley Road by way of an application to the Taskforce (the "Application"); and

WHEREAS, the Taskforce has evaluated to Application and has recommended the adoption of a resolution declaring Local Support consistent with the Commission Regulation; and

WHEREAS, the Local Support as set forth in this resolution does not constitute a declaration or promise that the Applicant shall receive any required approvals from any of the Township's land use boards, but shall be required to proceed with any such application and approval process as needed; and

WHEREAS, the Local Support as set forth in this resolution does not constitute a declaration or promise that the Applicant shall be issued a license by the Township to operate a cannabis related business, but shall be required to apply for such a license with the Township as set forth in the Cannabis Ordinance; and

WHEREAS, the Local Support as set forth in this resolution does not constitute a declaration or promise that the Applicant shall receive any approvals as needed from any department of the Township, but shall be required to apply for such approvals consistent with all applicable laws; and

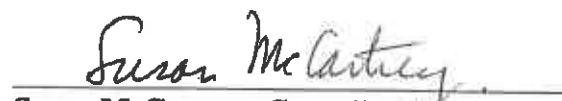
NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF

THE TOWNSHIP OF WEST ORANGE, that consistent with the recommendation of the Taskforce, the Township declares its Local Support for the proposed location of the Applicant's proposed cannabis related business; and be it further

RESOLVED, that the Local Support as declared in this Resolution does **NOT**: (1) constitute a declaration or promise that the Applicant shall receive any required approvals from any of the Township's land use boards, but the Applicant shall be required to proceed with any such application and approval process as needed; (2) constitute a declaration or promise that the Applicant shall be issued a license by the Township to operate a cannabis related business, but the Applicant shall be required to apply for such a license with the Township as set forth in the Cannabis Ordinance; and (3) constitute a declaration or promise that the Applicant shall receive any approvals as needed from any department of the Township, but the Applicant shall be required to apply for such approvals consistent with all applicable laws; and be it further

RESOLVED, that a copy of this Resolution shall be made available in the Clerk's office in accordance with applicable law and shall be forwarded to the Applicant for inclusion in its application to the Commission.


Karen J. Carnevale, R.M.C.
Municipal Clerk


Susan McCartney, Council President

Adopted: March 15, 2022

EXHIBIT C



TOWNSHIP OF WEST ORANGE

66 MAIN STREET, WEST ORANGE, N.J. 07052

Department of Planning and Development

ROBERT D. PARISI
Mayor

GENIECE GARY-ADAMS
Zoning Official

Tel: (973) 325-4119
Fax: (973) 325-3959
Email: zoningofficial@westorange.org

March 15, 2022

New Jersey Cannabis Regulatory Commission
c/o West Orange Wellness, LLC
2319 Federal Street
Camden, NJ 08105

**Re: West Orange Wellness, LLC
Letter of Confirmation Compliance with Township of West Orange Zoning
Requirements**

Dear New Jersey Cannabis Regulatory Commission:

I am the Zoning Official for the Township of West Orange (the "Township") and I have prepared and provided this letter pursuant to N.J.A.C. 17:30-5.1(f)(1) of the regulations promulgated by the New Jersey Cannabis Regulatory Commission (the "Commission").

Under the current zoning provisions of the Township Municipal Code, all category of cannabis businesses are permitted conditional uses in industrial zoning districts and cannabis retail is a permitted condition use in business zoning districts. The following are the conditions for cannabis businesses as enumerated in Chapter 25, Section 24.2(b)(2)(o) of the Municipal Code:

(o) Licensed Cannabis Entities. Licensed Cannabis Retailers and Licensed Medical Cannabis Dispensaries shall be permitted as a conditional use in the B-1, B-2, and I Districts. All other Licensed Cannabis Entities shall be permitted as a conditional use in the I Districts. These conditional uses shall be subject to the following conditions:



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- (1) The Licensed Cannabis Entity shall be required to have a Local License pursuant to Chapter 5, Section 34 of the Township of West Orange Municipal Code.
- (2) No Licensed Cannabis Entity shall be located within one hundred feet (100') from the property line of any property with a school building owned and operated by the West Orange Board of Education.
- (3) No Licensed Cannabis Entity shall be housed in a vehicle or any movable or mobile structure.
- (4) No Licensed Cannabis Entity shall be allowed to operate as a Home Occupation.
- (5) Any signage for a Licensed Cannabis Entity shall be subject to the approval from either the Planning Board or the Zoning Board of Adjustment.
- (6) A Licensed Cannabis Entity shall meet of the required security measures as set forth in Chapter 5, Section 34 of the Township of West Orange Municipal Code.
- (7) Cannabis Consumption Areas, as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-31, et. seq., shall be prohibited from all Licensed Cannabis Entities.

I have reviewed the submissions of West Orange Wellness, LLC regarding their request for a resolution of local support, including the identification of the proposed Cannabis Entity to operate within the Township. The proposed location of the Cannabis Entity is 26 South Valley Road, West Orange, New Jersey 07052. Under the Township's current zoning map, the location is within the B-1 zone.

Subject to the West Orange Wellness, LLC's ability to obtain both a license from the Commission and a local license from the Township, including compliance with the required security measures under the Township Municipal Code and approval for any signage from one of the Township's land use boards, the operation of the proposed Cannabis Entity is in compliance with the zoning requirements for the B-1 zone.

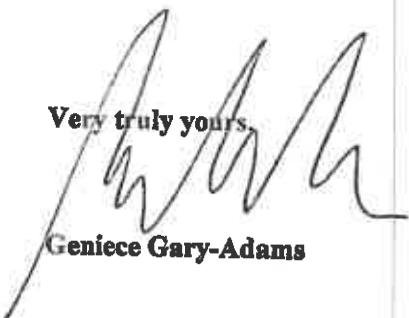
Disclaimer: The letter does NOT constitute a declaration or promise that West Orange Wellness, LLC shall receive any required approvals from any of the Township's land use boards, but the West Orange Wellness, LLC shall be required to proceed with any such application and approval process as needed; (2) constitute a declaration or promise that West Orange Wellness, LLC shall be issued a license by the Township to operate a cannabis related



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business, but the West Orange Wellness, LLC shall be required to apply for such a license with the Township as set forth in the Township Municipal Code; and (3) constitute a declaration or promise that the West Orange Wellness, LLC shall receive any approvals as needed from any department of the Township, but West Orange Wellness, LLC shall be required to apply for such approvals consistent with all applicable laws.

Very truly yours,


Geniece Gary-Adams



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EXHIBIT D

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 780-6182

ANGELA Tax Sewer Collections System - West Orange, NJ, 973-325-4075

File Edit Table Posting Adjustments Liens Reports System Custom Window Help

Printing Screen

Acct	00170000				
BLQ	00004	00012			
Name	WEST ORANGE INVESTMENT, LLC				
Location	28 SOUTH VALLEY ROAD				
Ck	4,043.05	Int Due	0.00	Yeldate	Cancel
Cash	0.00	Int Date	09/23/2022	Endorse	More Info
Credit	0.00	g18	Bint	Post	MY Post
Cmt					

Land	122500	Land Adj	0
Improve	242500	Imp Adj	0
Tax Val	365000	Adj	0
Ad	28 SOUTH VALLEY ROAD	SrVex Allow	0 0
WEST ORANGE NJ		Ded Amt	
07062		g18	1500.00

Bill or Ad	Pay
Map	

Open	Q	2021	1	2023	2
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2009 CBJ & 2	3rd	BC	EC	PT	PT
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Year	Pe Bal	This Q	Prnt	Activity	Charges	Adj	Paid	Int	Running Bal	Running Bal w Int	Date Paid	Date Billed	Memo	Trans
2022 1	0.00	0.00	0.00	1B.1P	3973.00		0.00	-3973.00	0.00	0.00	02/08/22	02/08/22		2 0
2022 2	0.00	0.00	0.00	1B.1P	3973.00		0.00	-3973.00	0.00	0.00	05/11/22	05/01/22		2 0
2022 3	0.00	0.00	0.00	1B.1P	4206.00		0.00	-4206.00	0.00	0.00	08/05/22	08/01/22		2 0
2022 4	4043.05	4043.05	4043.05	1B	4043.06		0.00	0.00	4043.06	4043.06	/ /	11/01/22		1 0
2023 1	4049.00	4049.00	4049.00	1B	4049.00		0.00	0.00	8092.05	8092.05	/ /	02/01/23		1 0
2023 2	4049.00	4049.00	4049.00	1B	4049.00		0.00	0.00	12141.05	12141.05	/ /	05/01/23		1 0

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET

WEST ORANGE, NJ 07052

PHONE (973) 325-4075

FAX (973) 736-0182

ANGELA Tax Sewer Collections System - West Orange, NJ, 973-325-4075

File Edit Table Posting Adjustments Liens Reports System Custom Window Help

Acct 00170000 26 SOUTH VALLEY ROAD BLD 00004 00012 0000 Name WEST ORANGE INVESTMENT, LLC Location 26 SOUTH VALLEY ROAD		Search1 Exit Ck 0.00 Int Due 0.00 I Cash 0.00 Int Date 09/23/2022 Q Credit 0.00 Post MY Post Open O Cmt		SEWER S/D SP ASMT		Summary Quarterly Readings Account		Work Order Detail Memo Paymnt / Adj	
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Year	Per	Bal	This	Q	Pmt	Activity	Charges	Int	Paid	Running Bal	Running Bal	Date Paid	Date Billed	Memo
2020	01	0.00	0.00	1PW.1W	3055.00	0.00	3055.00	0.00	0.00	0.00	0.00	04/01/20	03/16/22	S01
2021	01	0.00	0.00	1PW.1W	350.00	0.00	350.00	0.00	0.00	0.00	0.00	04/01/21	03/16/22	S01
2022	01	0.00	0.00	1PW.1W	350.00	0.00	350.00	0.00	0.00	0.00	0.00	04/01/22	04/01/22	S01

2021 2023 1 2

2nd BC EC Sbsq

EXHIBIT E

AFFIDAVIT OF OWNERSHIP AND CONSENT

COMMONWEALTH OF PENNSYLVANIA }

} SS.

COUNTY OF _____ }

I, Vishal Patel, being fully sworn, do hereby depose and say:

1. I am the managing member of West Orange Investment LLC ("Owner"), having a business address at 48 N. 3d Street, Unit 10, Philadelphia, Pennsylvania 19106.

2. Owner is the owner of certain property known as 26 South Valley Road, and otherwise known on the official tax maps of the Township of West Orange as Block 4, Lot 12 (the "Property").

3. Owner has entered into a lease with West Orange Wellness LLC ("Tenant") for the Property.

4. Owner hereby grants Tenant and its attorneys, Gibbons P.C., consent to apply for preliminary and final major site plan and conditional use approval, variances, waivers, exceptions, and any other related approvals as may be necessary for Tenant to develop and operate the Property as a cannabis dispensary together with associated site improvements. This consent permits Tenant and its attorneys, as well as any consultants and representatives, to seek all necessary governmental approvals, including those from any municipal, regional, County, or State agency which may have jurisdiction over either the proposed development or the Property itself.

5. Owner hereby authorizes representatives of governmental agencies from which any permit or approval is sought as may be required for the development of the Property to enter the Property as necessary to inspect same.

WEST ORANGE INVESTMENT LLC


Vishal Patel, Managing Member

Subscribed and sworn before me
This 23 day of September, 2022


Notary Public

My Commission Expires: August 12, 2026

TEJAS GANDHI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 2847178
MY COMMISSION EXPIRES AUG. 12, 2026



3030702.2 117357-107859

EXHIBIT F

Buffer Report

THE TOWNSHIP OF WEST ORANGE

Office of the Assessor

66 Main Street

West Orange, New Jersey 07052

Telephone: (973) 325-4060

Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	4	12		26 SOUTH VALLEY ROAD	WEST ORANGE INVESTMENT LLC	26 S VALLEY RD	WEST ORANGE, NJ	07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (21)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	3.01	35		54 SOUTH VALLEY ROAD	MENTURE, MICHAEL T & SUSAN	54 SO VALLEY RD	W ORANGE, N.J.	07052
West Orange Township	3.01	37		SOUTH VALLEY ROAD	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052
West Orange Township	3.01	38		38-50 SOUTH VALLEY ROAD	ZIPETO, JOSEPH % MONA ZIPETO	12 HUBERT STREET	WHIPPANY, NEW JERSEY	07981
West Orange Township	3.01	46		8 UNION STREET	TORRES, JUAN & MARIA	8 UNION STREET	WEST ORANGE, NJ	07052
West Orange Township	3.01	48		10 UNION STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052
West Orange Township	3.01	50		UNION STREET	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052
West Orange Township	3.01	52		4 FREEMAN PLACE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NEW JERSEY	07052
West Orange Township	4	1		3 UNION STREET	LOUIS, JEAN I & MARIE MARGUERETTE	353 SO CENTER ST.	ORANGE, NJ	07050
West Orange Township	4	4		7 UNION STREET	BRANDIS, JOSEPH JR	PO BOX 506	ORANGE, N.J.	07050

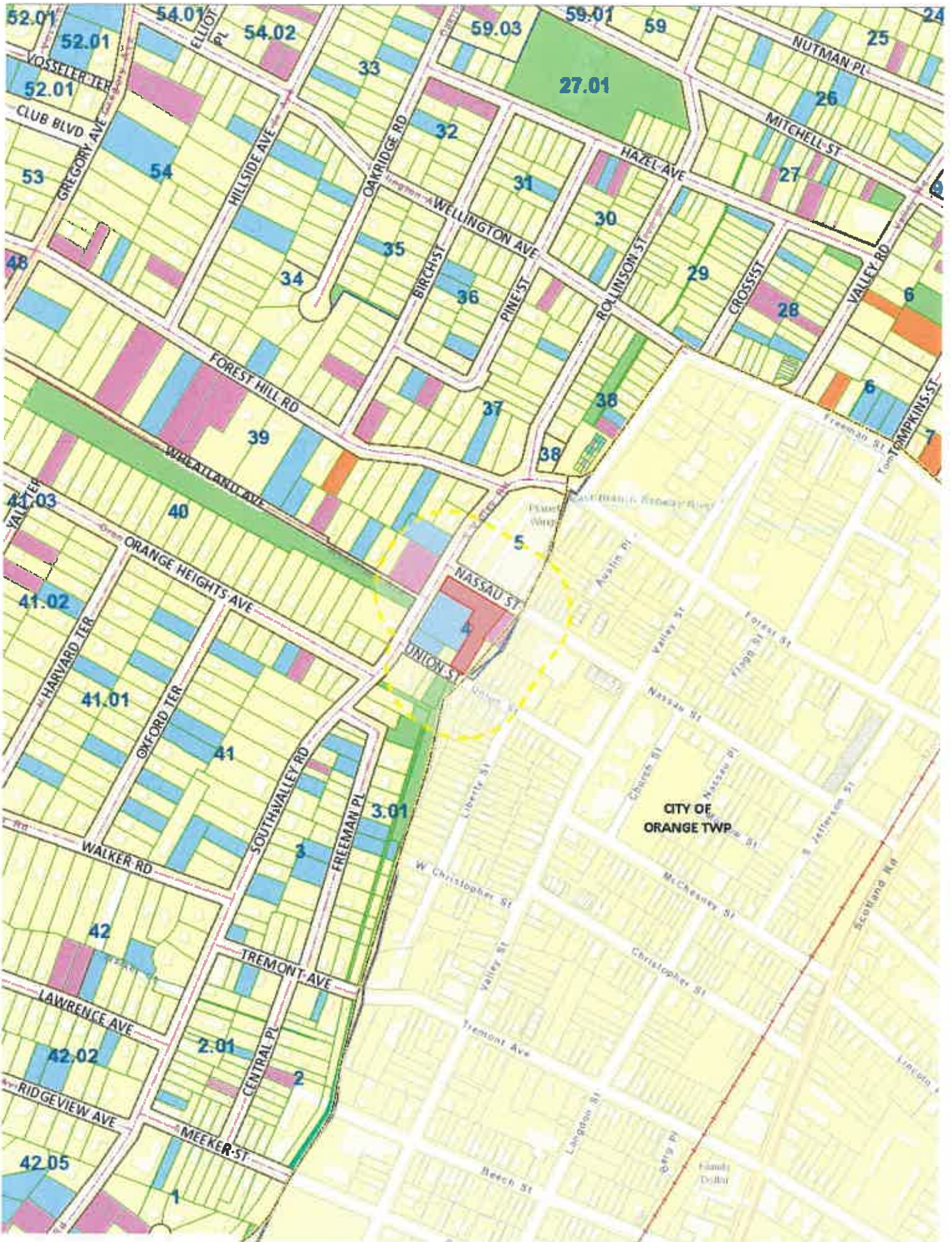
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	4	6		36 SO. VALLEY ROAD	36 SOUTH VALLEY ROAD WEST ORAN	36 S VALLEY RD	WEST ORANGE, NJ	07052
West Orange Township	4	8		34 SOUTH VALLEY ROAD	34 SOUTH VALLEY ROAD,	34 SOUTH VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	4	12		26 SOUTH VALLEY ROAD	WEST ORANGE INVESTMENT LLC	26 S VALLEY RD	WEST ORANGE, NJ	07052
West Orange Township	4	19		2 NASSAU STREET	ELIZARRARAS,H&AGUAYO,A&AGUILERA,N	2 NASSAU ST	WEST ORANGE, NJ	07052
West Orange Township	5	1		24 SOUTH VALLEY ROAD	VALLEY PLAZA, LLC	PO BOX 120	SHORT HILLS, NJ	07078
West Orange Township	39	56		29 SOUTH VALLEY ROAD	CALIBER HOME LOANS,INC	13801 WIRELESS WAY	OKLAHOMA CITY, OK	73134
West Orange Township	39	56.06		WHEATLAND AVENUE	19 WHEATLAND DEVELOPMENT LLC	10 ORTON ROAD	WEST CALDWELL, NJ 07006	07006
West Orange Township	39	61.01		25 SOUTH VALLEY ROAD	MIAH, PATRICIA MALLORY	21 S VALLEY RD	WEST ORANGE, NJ	07052
West Orange Township	39	65		50 FOREST HILL ROAD	DAVIS, NICOLE E	50 FOREST HILL RD	WEST ORANGE, NJ	07052
West Orange Township	39	65.02		23 SOUTH VALLEY ROAD	MELE, WILDERT & MONTHA	23 SOUTH VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	40	1		35 SOUTH VALLEY ROAD	CADET, PIERRE & STEPHANIE	35 - 37 SOUTH VALLEY RD	WEST ORANGE, N.J.	07052
West Orange Township	40	50		S.VALLEY RD - GREGORY AVE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052

Adjacent Towns (25)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	5005	8		467 AUSTIN PLACE	SCULLY, LISA K.	467 AUSTIN PL.	ORANGE, N.J.	07050
City of Orange Township	5005	9		469 AUSTIN PLACE	SANCHEZ, EDGAR	469 AUSTIN PLACE	ORANGE, N.J.	07050
City of Orange Township	5005	25		639-651 NASSAU STREET	639-651 NASSAU ST. CONDOMINIUM	639-651 NASSAU STREET	ORANGE, NJ	07050
City of Orange Township	5005	25	C0001	639 NASSAU STREET UNT 1-A	WILKINSON, RAQUEL P	639-651 NASSAU STREET	ORANGE, NJ	07050
City of Orange Township	5005	26		653 NASSAU STREET	FOREMAN, JAMES A	653 NASSAU ST	ORANGE, NJ	07050

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	5005	27		655 NASSAU STREET	SHIRA SEDEK, LLC.	33 EAST MIDLAND AVE #8058	PARAMUS, NJ	07653
City of Orange Township	5005	28		659 NASSAU STREET	CONLEY REALTY LLC	659 NASSAU ST	ORANGE, NJ	07050
City of Orange Township	5005	29		661 NASSAU STREET	SHKARUPA, LYUBOV	7855 BOULEVARD EAST 20D	NORTH BERGEN, N.J.	07047
City of Orange Township	5005	30		663 NASSAU STREET	MEGHNAGI, ABRAHAM	663 NASSAU ST.	ORANGE, NJ	07050
City of Orange Township	6001	1		660 NASSAU STREET	JOSEPH, KELLY-ANN	660 NASSAU ST	ORANGE, NJ	07050
City of Orange Township	6001	2		650 NASSAU STREET	OUR LADY OF THE VALLEY CH	510 VALLEY STREET	ORANGE NJ	07050
City of Orange Township	6001	6		645-651 UNION STREET	ELAROSE LLC	P.O. BOX 110	LAKEWOOD, N.J.	08701
City of Orange Township	6001	7		653 UNION STREET	LA PLACA, LEONARD & KAREN	13 KNAPP AVENUE	FLORHAM PARK, N.J.	07932
City of Orange Township	6001	8		655 UNION STREET	655 UNION, LLC,	13 KNAPP AVE.	FLORHAM PARK, N.J.	07932
City of Orange Township	6001	9		659 UNION STREET	FOSTER, CHRISTOPHER M & ASHFORD, KIVA	659 UNION ST	ORANGE, NJ	07050
City of Orange Township	6001	10		661-663 UNION STREET	FLEMING, JOHN	661 UNION STREET	ORANGE, N.J.	07050
City of Orange Township	6001	12		667 UNION STREET	IMPRESTATE LLC	162-18 71ST AVE.	FRESH MEADOWS, N.Y.	11365
City of Orange Township	6009	1		666 UNION STREET	WALKER, WEDNEY & FREDERIQUE, JOCELIN	666 UNION ST.	ORANGE, N.J.	07050
City of Orange Township	6009	2		664 UNION STREET	COLAVITO JOSEPH & WIFE	38 RALPH RD	WEST ORANGE NJ	07052
City of Orange Township	6009	3		658 UNION STREET	PEARYER MARY ANN	658 UNION STREET	ORANGE, N.J.	07050
City of Orange Township	6009	4		656 UNION STREET	LAWRENCE, YVONNE & AUGUSTE, VINCENT	656 UNION ST.	ORANGE, N.J.	07050
City of Orange Township	6009	5		652 UNION STREET	MAKHDOOM, AYESHA & ZIA, MOHAMMAD K	652 UNION ST.	ORANGE, N.J.	07050
City of Orange Township	6009	6		525 LIBERTY STREET	COLAVITO JOSEPH & WIFE	38 RALPH RD	WEST ORANGE NJ	07052
City of Orange Township	6009	7		527 LIBERTY STREET	OKAFOR, JOHN	527-531 LIBERTY ST.	ORANGE, N.J.	07050
City of Orange Township	6009	20		688 UNION STREET REAR LOT	COLAVITO, JOSEPH + ANGELA	38 RALPH ROAD	WEST ORANGE, N.J.	07052

Buffer Report - Map



WEST ORANGE PUBLIC UTILITIES

ELECTRIC & GAS

Public Service Electric & Gas Company
Manager - Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

WATER

New Jersey American Water Company
167 John F. Kennedy Parkway
Short Hills, NJ 07078

CABLE TV

Comcast Cablevision
800 Rahway Avenue
Union, NJ 07083

TELEPHONE

Verizon
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
5005 8	467 AUSTIN PLACE	2	SCULLY, LISA K. 467 AUSTIN PL ORANGE, N.J.	07050
5005 9	469 AUSTIN PLACE	2	SANCHEZ, EDGAR 469 AUSTIN PLACE ORANGE, N.J.	07050
5005 25	639-651 NASSAU STREET	15F	639-651 NASSAU ST. CONDOMINIUM 639-651 NASSAU STREET ORANGE, NJ	07050
5005 25 C0001	639 NASSAU STREET UNIT 1-A	2	WILKINSON, RAQUEL P 639-651 NASSAU STREET ORANGE, NJ	07050
5005 25 C0002	639 NASSAU STREET UNIT 2-B	2	GREY, ERIC A 12903 RIVER OAK PL LAUREL, MD	207082349
5005 25 C0003	639 NASSAU STREET UNIT 3-C	2	MATOS, ARNALDO 639 NASSAU ST #3C ORANGE, NJ	07050
5005 25 C0004	639.A NASSAU STREET UN4-D	2	WALTON, KISHA 639 NASSAU ST. UNIT 4-D ORANGE, N.J.	07050
5005 25 C0005	641 NASSAU STREET UNIT 5-E	2	DIXON, YOLANDA 639 NASSAU ST. UNIT 5-E ORANGE, N.J.	07050
5005 25 C0006	641.A NASSAU STREET UN6-F	2	BOONE, ALICIA 639 NASSAU ST. UNIT 6-F ORANGE, N.J.	07050
5005 25 C0007	643 NASSAU STREET UNIT 7-G	2	RUTLEDGE, NATALIE, D. 639-651 NASSAU ST. #7-G ORANGE, N.J.	07050
5005 25 C0008	643.A NASSAU STREET UN8-H	2	SIMMONS, MICHAEL 639 NASSAU ST. UNIT 8-H ORANGE, N.J.	07050
5005 26	653 NASSAU STREET	2	FOREMAN, JAMES A 653 NASSAU ST ORANGE, NJ	07050
5005 27	655 NASSAU STREET	2	SHIRA SEDEK, LLC. 33 EAST MIDLAND AVE #8058 PARAMUS, NJ	07653

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
5005 28	659 NASSAU STREET	2	CONLEY REALTY LLC 659 NASSAU ST ORANGE, NJ	07050
5005 29	661 NASSAU STREET	2	SHKARUPA, LYUBOV 7855 BOULEVARD EAST 20D NORTH BERGEN, N.J.	07047
5005 30	663 NASSAU STREET	2	MEGHNAGI, ABRAHAM 663 NASSAU ST. ORANGE, NJ	07050
6001 1	660 NASSAU STREET	2	JOSEPH, KELLY-ANN 660 NASSAU ST ORANGE, NJ	07050
6001 2	650 NASSAU STREET	15B	OUR LADY OF THE VALLEY CH 510 VALLEY STREET ORANGE NJ	07050
6001 6	645-651 UNION STREET	2	ELAROSE LLC P.O. BOX 110 LAKEWOOD, N.J.	08701
6001 7	653 UNION STREET	1	LA PLACA, LEONARD & KAREN 13 KNAPP AVENUE FLORHAM PARK, N.J.	07932
6001 8	655 UNION STREET	2	655 UNION, LLC, 13 KNAPP AVE. FLORHAM PARK, N.J.	07932
6001 9	659 UNION STREET	2	FOSTER, CHRISTOPHER M & ASHFORD, KIVA 659 UNION ST ORANGE, NJ	07050
6001 10	661-663 UNION STREET	2	FLEMING, JOHN 661 UNION STREET ORANGE, N.J.	07050
6001 12	667 UNION STREET	1	IMPRESTATE LLC 162-18 71ST AVE. FRESH MEADOWS, N.Y.	11365
6009 1	666 UNION STREET	2	WALKER, WEDNEY & FREDERIQUE, JOCELIN 666 UNION ST. ORANGE, N.J.	07050
6009 2	664 UNION STREET	2	COLAVITTO JOSEPH & WIFE 38 RALPH RD WEST ORANGE N J	07052

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City State	Zip Code
6009 3	658 UNION STREET	2	PEARYER MARY ANN 658 UNION STREET ORANGE, N.J.	07050
6009 4	656 UNION STREET	2	LAWRENCE, YVONNE & AUGUSTE, VINCENT 656 UNION ST. ORANGE, N.J.	07050
6009 5	652 UNION STREET	2	MAKHDOOM, AYESHA & ZIA, MOHAMMAD K 652 UNION ST. ORANGE, N.J.	07050
6009 6	525 LIBERTY STREET	2	COLAVITTO JOSEPH & WIFE 38 RALPH RD WEST ORANGE N J	07052
6009 7	527 LIBERTY STREET	1	OKAFOR, JOHN 527-531 LIBERTY ST. ORANGE, N.J.	07050
6009 20	688 UNION STREET REAR LOT	1	COLAVITTO,JOSEPH + ANGELA 38 RALPH ROAD WEST ORANGE,N.J.	07052



**THE CITY OF ORANGE TOWNSHIP
OFFICE OF THE TAX ASSESSOR**
Christopher L. Murray C.T.A, Tax Assessor
29 North Day Street, Orange, New Jersey 07050

P (973) 952-6062

F (973) 673-5878

**CITY OF ORANGE TOWNSHIP, NEW JERSEY
PROPERTY OWNER'S LIST**

IN RESPONSE TO WRITTEN REQUEST OF: Kenneth D. McPherson III
Fee is \$10.00

Listed below are the names and addresses of owners of all Real Property as shown on our current Municipal Tax Duplicate located in Orange within 200 or 300 feet of property known and designated as:

**Subject: 26 South Valley Road
"West Orange" Block 4 Lot 12**

**State of New Jersey/Department of Transportation
1035 Parkway Avenue
Trenton, New Jersey 08625**

**Comcast Cablevision
495 Prospect Street
West Orange, New Jersey 07052**

**Public Service, Electric & Gas Company
80 Park Plaza
Newark, New Jersey 07102**

**Verizon/New Jersey
P.O. Box 2749
Addison, Texas 75001**

**Board of Public Utilities
Two Gateway Center
Newark, New Jersey 07102**

I hereby certify the above to be a list from the current City of Orange Township duplicate of names and addresses of owners of real property located as described above.

Date: August 29th, 2022

**Christopher L. Murray
Christopher L. Murray C.T.A
Tax Assessor**

**WWW.Cl.Orange.NJ.US
CMurray@OrangeNJ.Gov**

EXHIBIT G

CORPORATE OWNERSHIP DISCLOSURE

Applicant: West Orange Wellness, LLC

Address: Block 4, Lot 12
26 South Valley Road
West Orange, NJ 07052

In accordance with the ownership disclosure requirements of the Municipal Land Use Law, N.J.S.A. 40:55D-48.1 et seq., the Applicant acknowledges that the following individuals have at least a 10% interest in Applicant:

Pradip Patel
9780 N. Camino Del Plata
Tucson, Arizona 85742

Nitza Vargas
2061 Berwick Street
Camden, New Jersey 08105

Arpit Patel
135 Roosevelt Drive
Wood Ridge, New Jersey 07075