



75 Main Street, Suite 201
Millburn, NJ 07041

**Law Offices of
Richard Schkolnick, LLC**

973-232-5061

Rick@SchkolnickLaw.com
SchkolnickLaw.com

February 13, 2023

VIA Hand Delivery and Email

Jamilet Baquerizo Vite, Secretary
Planning Board
Township of West Orange
66 Main Street, Room 210
West Orange, NJ 07052

**Re: Dogwood Green, LLC
5 Central Avenue
Block 10, Lot 1.01**

Dear Ms. Baquerizo Vite:

This Firm represents Dogwood Green, LLC ("Dogwood" or "Applicant"). In support of Dogwood's application for conditional use approval to occupy the existing building at the above location with a Retail Cannabis Dispensary, enclosed please find five sets of the following:

1. Application Form.
2. Narrative Statement.
3. Site Plan Checklist. Note, however, that due to the very minor nature of the proposed changes to the exterior of the existing building, the Applicant requests a waiver of site plan approval.
4. Waiver Request Letter.
5. Township Council Resolution, dated March 15, 2022 ("Proof of Local Support Resolution").
6. Verification of Taxes and Sewer Charged Paid, dated February 9, 2023.
7. Buffer Report (property owners list), dated February 8, 2023.

8. W-9 form.
9. Sustainability Checklist Form.
10. Stockholder Disclosure Statement.
11. Planning Board Resolution for site plan application PB-89-26(b), dated February 7, 1990.
12. Planning Board Resolution for site plan (building addition) PB-02-03, dated May 1, 2002.
13. Planning Board Resolution for site plan, including window for bank) PB-04 31T, dated January 5, 2005.
14. Planning Board Resolution for site plan (site plan modification) PB-05 14T, dated April 20, 2005.
15. Letter of Confirmation Compliance with Township of West Orange Zoning Requirements, prepared by Geniece Gary-Adams, dated March 15, 2002.
16. USB Stick.
17. Architectural Plans (11 sheets), prepared by Ronald TR Elkins, Architect, dated February 10, 2023.

I have enclosed the application fee of \$300 (conditional use approval); \$1500.00 for escrow, as well as \$250.00 for the 'c' variance for the proposed wall-mounted sign.

The Applicant is submitting an electronic copy of this application and is therefore requesting a waiver of the digitizing fee. Please advise if any additional fees are required.

The property is located in the Township's I Industry zone. Dogwood proposes to occupy the existing commercial building with a Retail Cannabis Dispensary. Dogwood does not propose any changes to the existing building structure.

Dogwood requests conditional use approval in accord with the Township's Cannabis Ordinance, Section 5-34.1, et seq. Dogwood will present testimony at the hearing on this matter to confirm compliance with the Township's conditional use standards as set for in Chapter 25, Section 24.2(b)(2)(o), as follows:

1. Local License pursuant to Section 5-34 – See Proof of Local Support Resolution” dated March 15, 2022 as the initial step in this process. We believe that this condition is appropriately a condition of approval to the conditional use approval sought in this application.
2. 00 feet from school building owned/operated by West Orange BOE– complies.
3. Not housed in vehicle/mobile structure – complies.
4. Not home occupation – complies.

5. Signage to be approved by Planning Board/ZBA – signage is requested in this application (the square footage of two proposed wall signs is consistent with a prior approval for the property; and an additional 28 square foot “awning” sign is proposed).
6. Security measures – complies, final security plan to be confidential, and approved by Police Department as a condition of this approval.
7. Consumption area prohibited – complies.

The property has previously received multiple site plan approvals (see attached resolutions). The proposed exterior work is minimal and consists primarily of routine maintenance work, as follows:

1. Resurface/restripe rear parking lot.
2. Install garbage enclosure with security gate.
3. Replace existing security fence around perimeter.
4. Add concrete slab (48 sf) for residentially-sized electrical back up generator.
5. Add security gate at vehicle entrance/exist.
6. Add exterior security lights/cameras.

Because the proposed work consists substantially of maintenance type issues, we request a waiver for site plan approval. Alternatively, we request minor site plan approval.

We request a “c” (bulk) variance for one additional, 28 square foot wall sign. Wall signs are not permitted in the I zone. We are not aware of any additional variance relief required for this application.

We note the following concerning the proposed ‘pick up’ window:

1. Two “pick up” windows are existing and previously approved.
2. The Applicant will operate only one of the two existing windows.
3. “Pick ups” will be limited to pre-orders only. There will not be ordering and processing at the pick up window.
4. The Applicant has technology to permit pick ups at pre scheduled times (Applicant to provide customers with 15 minute ‘windows’).
5. The Applicant will provide testimony that the average transaction time at the pick up window is approximately two (2) minutes.
6. The Applicant is willing to agree to a condition of approval that limits the number of pick ups to six (6) per hour, thus averaging one pick up every ten minutes.
7. There will be no cash or credit card exchanges at the pick up window. All ordering and purchasing will be completed prior to a customer selecting a pick up time.
8. The pick up window is an inclusive option for customers who may be handicapped or immune-compromised or otherwise cannot enter the dispensary (e.g., elderly person or parent with children).

Jamilet Baquerizo Vite, Secretary

Page Two

February 13, 2023

Thank you for consideration of this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Richard S. Schkolnick", written in a cursive style.

Richard S. Schkolnick

RSS/lp

Enclosures

Dogwood Green, LLC

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

A. APPLICANT INFORMATION

Full Legal Name: Dogwood Green, LLC
(Last) (First)
Mailing Address: 705 George Street, Teaneck, NJ 07666
(Street) (City) (State) (Zip)
Telephone Number: (973) 232-5061 (attorney) Email: rick@schkolnicklaw.com

Is the Applicant an: ☐ Individual, ☐ Corporation, ☐ Partnership, ☒ Other LLC

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 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.

B. PROPERTY OWNER INFORMATION

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

Owner's Name: 5 Central Management LLC
Address: 319 Self Place, South Orange, N.J. 07079
Telephone Number: (973) 766-8100 Email: sunnyu@rmsystems.cc

C. PROPERTY INFORMATION

Street Address: 5 Central Avenue
Block Number(s): 10; Lot Number(s): 1.01;
Tax Plate: 23; Zone of Property: I - Industry
The location of the property is approximately 160 feet from the intersection of Central Avenue
_____ and Valley Road (closest intersection.)

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

☒ Yes, Date(s): See attached resolutions of approval; ☐ 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. (signage)
- 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. Cannabis Dispensary
- 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.

Section: ²⁵⁻¹⁵ _____; Proposed: 28 sf Description: "wall" sign (west facade) proposed
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____
Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Commercial space

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)

Proposal is to renovate the interior of the building for a cannabis dispensary. See attached narrative statement

The property is 11,955 (square feet); 0.27 acres (acres)

Impervious Surface Coverage: Present: 88.21%; Proposed: 88.21% - no change

Building Coverage: Present: 18.87%; Proposed: 18.87% no change

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

APPLICANT'S ATTORNEY: Richard Schkolnick, Esq.

Telephone Number: (973) 232-5061 Email: rick@schkolnicklaw.com

Address: Law Offices of Richard Schkolnick, 75 Main Street, Suite 201, Millburn, NJ 07041

APPLICANT'S ENGINEER: _____

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Ronald Elkins: NJ License: #21A102218200

Telephone Number: (312) 268-1822 Email: ron@2pointperspective.com

Address: 1137 W. Webster Avenue, Chicago, IL 60614

APPLICANT'S PLANNER _____

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): _____

Telephone Number: () _____ Email: _____

Address: _____

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

G. REQUIREMENTS FOR VARIANCES

- 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. **See attached narrative statement
- 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). ** See attached narrative statement
- 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.
** See attached narrative statement
- 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.
** See attached narrative statement
- 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
Architectural Plans (11 sheets)	Ronald Elkins	last revised 2/10/23

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: Richard A. Achobach Date: 2/13/23
Attorney for Applicant

CONTINUANCE

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

Applicant's Signature: Richard A. Achobach Date: 2/13/23
Attorney for Applicant

OWNER'S AUTHORIZATION - MUST BE SIGNED

I hereby certify that ~~my~~ ^{XXXXXX} my business address is 97 Main Street, Suite 201, Chatham, NJ 07928 in the County of Morris and the State of New Jersey; and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 10 Lot(s) 1.01 on the Tax Map of 23 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: Sunny Uberoi Date: 2/19/23

Sunny Uberoi, *member*

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



PROJECT NARRATIVE
APPLICATION OF DOGWOOD GREEN, LLC
5 CENTRAL AVENUE
BLOCK 10, LOT 1.01
(FEBRUARY 13, 2023)

Applicant, Dogwood Green, LLC (“Dogwood”), proposes to lease and occupy the existing property located at 5 Central Avenue (“the Property”) in the I zone. The 12,264 square foot property is presently developed with a one story commercial building; a parking area; and two driveways with access to Central Avenue.

The Applicant proposes to renovate the existing 1,656 square foot commercial space to be occupied by a Class 5 Retail Cannabis Dispensary. In addition to the interior renovations, the proposal involves the following:

1. Resurface/restripe rear parking lot.
2. Install garbage enclosure with security gate.
3. Replace existing security fence around perimeter.
4. Add concrete slab (48 sf) for residentially-sized electrical back up generator.
5. Add security gate at vehicle entrance/exist.
6. Add exterior security lights/cameras.

Dogwood requests conditional use approval in accord with the Township’s Cannabis Ordinance, Section 25-24.2(a).

Dogwood will present testimony at the hearing on this matter to confirm compliance with the Township’s conditional use standards as set for in Chapter 25, Section 24.2(b)(2)(o), as follows:

1. Local License pursuant to Section 5-34 – See Proof of Local Support Resolution,” dated March 15, 2022 as the initial step in this process. We believe that this condition is appropriately a condition of approval to the conditional use approval sought in this application.
2. 100 feet from school building owned/operated by West Orange BOE– complies.
3. Not housed in vehicle/mobile structure – complies.
4. Not home occupation – complies.
5. Signage to be approved by Planning Board/ZBA – signage is requested in this application (the square footage of two proposed wall signs is consistent with a prior approval for the property; and an additional 28 square foot “awning” sign is proposed).
6. Security measures – complies, final security plan to be confidential, and approved by Police Department as a condition of this approval.
7. Consumption area prohibited – complies.

We request a “c” (bulk) variance for one additional, 28 square foot awning sign. Awning/wall signs are not permitted in the I zone. Testimony will be provided that the proposed signage will have minimal, if any, impact on the public good or zone plan, thus satisfying the negative criteria.

Testimony will also be presented that the proposed signage can be approved based on both the “c-1” and “c-2” criteria. In terms of the “c-1” criteria, there is a peculiar condition pertaining to the property in which the retail cannabis use is conditionally permitted in the I zone, yet the reasonable wall signage that would customarily be permitted for a retail use is not permitted at all in the I zone. In terms of the “c-2” criteria, the safety benefit to the community of providing reasonable site identification for a retail business outweighs the detriments (if any) of a 28 square foot wall sign.

NOTE: SEE SEPARATE DOCUMENT FOR DETAILED WAIVER REQUEST INFORMATION.

TOWNSHIP OF WEST ORANGE

Site Plan/Subdivision Checklist

APPLICANT:

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL		Pre-Application - Concept Plan	Minor Application		Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
Item Number	Description		Subdivision	Site Plan	Subdivision		Site Plan				
					Preliminary	Final	Preliminary	Final			
1. PROJECT-PLAN INFORMATION											
1. Item:	Name, address of owner and applicant.	X	X	X		X		X	X		
2. Item:	Name, signature, license number, seal and address of engineer, land surveyor, architect, professional planner, and/or landscape architect, as applicable, involved in preparation of plat.	X	X	X		X		X	X		
3. Item:	Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.	X	X	X		X		X	X		
4. Item:	A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500'.	X	X	X		X		X	X		
5. Item:	A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc.	X	X	X		X		X	X		
6. Item:	North arrow and scale.	X	X	X		X		X	X		
7. Item:	Proof that taxes are current.	X	X	X		X		X	X		
8. Item:	Signature blocks for Chairman, Secretary and Municipal Engineer.	X	X	X		X		X	X		
9. Item:	Appropriate certification blocks as required by Map Filing Law.		X			X					
10. Item:	Monumentation as specified by Map Filing Law.		X			X					
11. Item:	Date of current property survey.										
	Comment: Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.		X			X		X	X		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.		Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		COMPLETE	INCOMPLETE	WAIVER REQUESTED
					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", 8.5" x 13" Comment: Required by Map Filing Law for minor and major subdivisions.		X	X				X	X			X		
	13. Item: Metes and bounds description 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		
	15. Item: Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).		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		
	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		
	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		
	19. Item: All proposed lot lines and area of lots in square feet.		X	X				X	X			X		
	20. Item: Copy and/or delineation of any existing or proposed deed restrictions or covenants. €	X	X	X			X	X	X			X		X
	21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €	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			N/A		

ALL DOCUMENTS MUST BE PREPARED, SIGNED AND SEALED BY NEW JERSEY LICENSED PROFESSIONAL.													
Item Number	Description	Pre-Application - Concept Plan	Minor Application		General Development Plan	Subdivision		Site Plan		Major Application	COMPLETE	INCOMPLETE	WALIVER REQUESTED
			Subdivision	Site Plan		Preliminary	Final	Preliminary	Final				
23. Item:	List of required regulatory approvals or permits. Comment: Basic planning information. €		X	X	X					X			X
24. Item:	List of variances required or requested. € Comment: Basic planning information.		X	X		X				X			
25. Item:	Requested or obtained design waivers or exceptions. € 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
26. Item:	Payment of application fees. Comment: Fee not imposed for pre-application conference.	X	X	X	X					X			
27. Item:	Property owners and lines of all parcels 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			
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 in pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.	X		X	X					X			
29. Item:	Existing right-of-way and/or easements on and within 200' of tract. Comment: Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).			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			X

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

Item Number Description		Pre-Application - Concept Plan	Minor Application		Major Application						COMPLETE	INCOMPLETE	WAIVER REQUESTED	
			Subdivision	Site Plan	General Development Plan		Subdivision		Site Plan					
					Preliminary	Final	Preliminary	Final	Preliminary	Final				
48.	Item: Sight triangles. Comment: Necessary even for minor applications because sight triangle easement created.		X					X				X		
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		
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		
51.	Item: Preliminary architectural plan and elevations. Comment: Not required where building is not proposed.								X			X		
52.	Item: Plans and legal documents for compliance with West Orange COAH Ordinances.		X				X					X		X

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

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

REVISED: 8/30/05 RW

F:\Forms & Awards\PB-ZBAPP.FRM\CHECKLIST\CHECKLIST.FRM

5 Central Avenue, West Orange, NJ 07052

Lot 1.01 – Block 10

REQUESTS FOR WAIVERS KEY NOTES

See checklist for specific items requested

Checklist Item Number	Reason for Waiver Request
20	No deed restrictions or covenants were found.
21	There are no proposed easements or reservations of land for public use.
24	No variances are requested.
25	No design waivers are requested.
29	No rights-of-way or easements were found at the time of this submittal.
30	The subject property is existing to remain with no proposed regrading.
31	The subject property is existing to remain with no proposed regrading.
33, 34, 35	The subject property is existing to remain with no proposed modifications to the existing site draining system.
36, 37	The subject property is existing to remain with no proposed modifications to the existing services.
38, 39	The subject property is existing to remain with no proposed regrading.
41	The subject property is existing to remain with no proposed modifications to the existing roadway.
45	The subject property is existing to remain with no proposed modifications to the exiting landscaping except for maintenance.
52	COAH is not applicable to this property.

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, DOGWOOD GREEN, LLC (the "Applicant") has submitted a request for Local Support from the Township for a proposed cannabis related business with the proposed location at **5 Central Avenue** 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

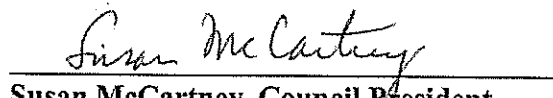
NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE, that consistent with the recommendation of the

Taskforce, the Township declares its Local Support for the proposed location of the Applicant's proposed cannabis related business; and be it further

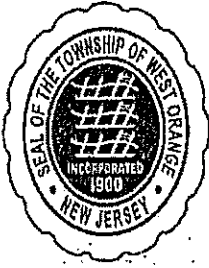
RESOLVED, that the Local Support as declared in this Resolution does **NOT**: (1) constitute a declaration or promise that the Applicant shall receive any required approvals from any of the Township's land use boards, but the Applicant shall be required to proceed with any such application and approval 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



TOWNSHIP OF WEST ORANGE

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

OFFICE OF THE TAX COLLECTOR

SUSAN McCARTNEY

Mayor

KATHY LONGO

Tax Collector

Tel: (973) 325-4075

Fax: (973) 736-9182

Email: taxcollector@westorange.org

VERIFICATION OF TAXES & SEWER CHARGES PAID

DATE: 2/9/23

BLOCK: 10

LOT: 1.01 QUAL: _____

NAME: 5 Central Management, LLC

ADDRESS: 5 Central Ave

TAXES PAID UNTIL: 4/30/23

2022 SEWER PAID IN FULL: ☒ YES ☐ NO

2023 SEWER NOT YET BILLED

TOWNSHIP OF WEST ORANGE
TAX COLLECTOR
66 MAIN STREET
WEST ORANGE, NJ 07052
PHONE (973) 325-4075
FAX (973) 736-9182



AN EQUAL OPPORTUNITY EMPLOYER
www.westorange.org

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	10	1.01		5 CENTRAL AVENUE	5 CENTRAL MANAGEMENT,LLC	26 SOUTH VALLEY RD	WEST ORANGE,NJ	07052

§

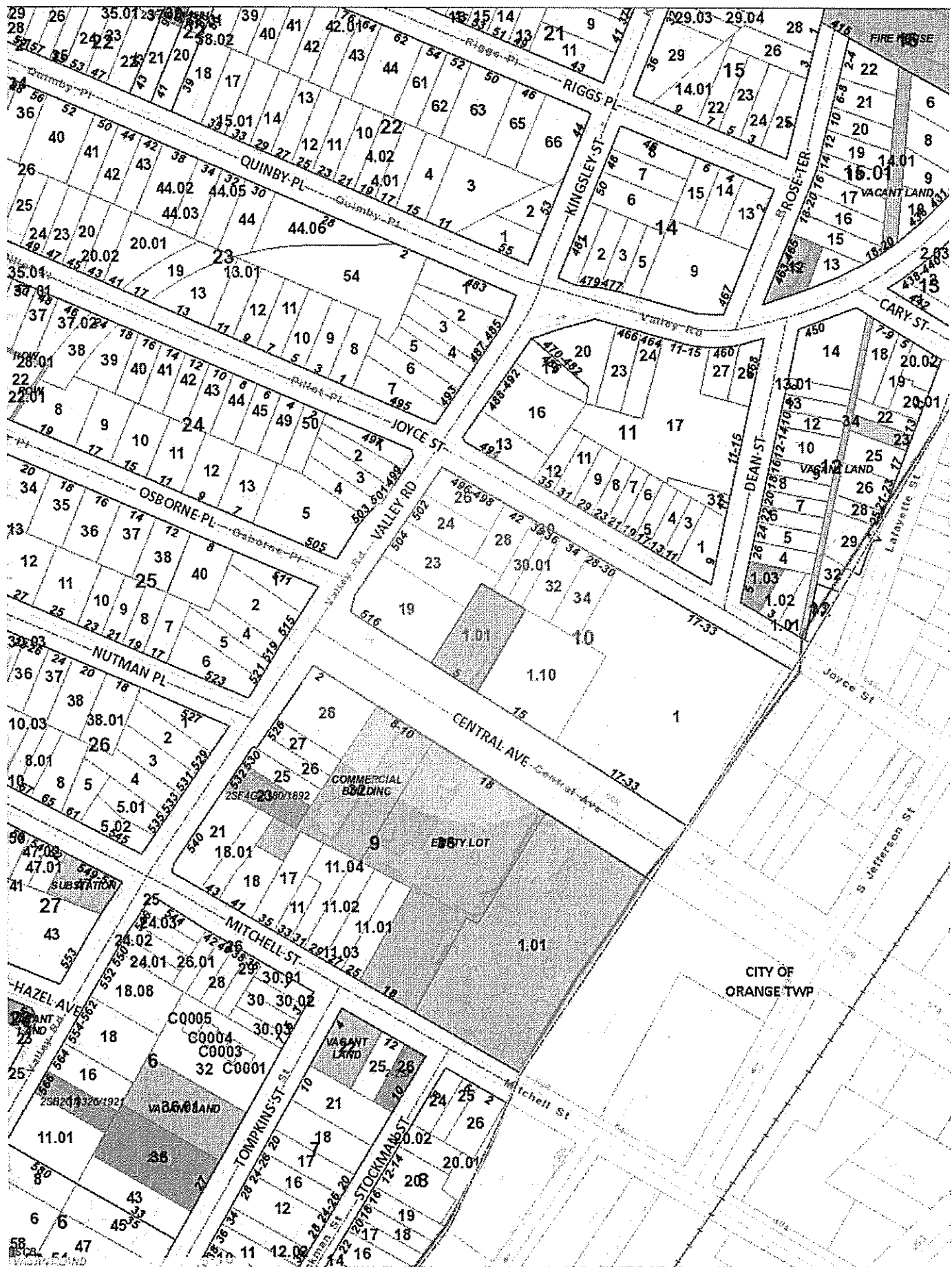
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (24)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	9	28		2 CENTRAL AVENUE	JHM REAL ESTATE, LLC.	92 BELL STREET	ORANGE, NJ	07050
West Orange Township	9	32		8-10 CENTRAL AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	9	36		18 CENTRAL AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN STREET	WEST ORANGE,NEW JERSEY	07052
West Orange Township	10	1		17-33 CENTRAL AVENUE	MIDATLANTIC REALTY ASSOCIATES LLC	21 CENTRAL AVE	WEST ORANGE, NJ	07052
West Orange Township	10	1.01		5 CENTRAL AVENUE	5 CENTRAL MANAGEMENT,LLC	26 SOUTH VALLEY RD	WEST ORANGE,NJ	07052
West Orange Township	10	1.10		15 CENTRAL AVENUE	PRIOLETTI, ANTONIO	6 OVAL ROAD	ESSEX FELLOWS, NJ	07021
West Orange Township	10	19		516 VALLEY ROAD	HRG SHAW LLC	8471 ABINGTON CIR #1112	NAPLES, FL	34108
West Orange Township	10	23		504 VALLEY ROAD	IATAROLA, JOSEPH & MARIA	2193 APPLE STREET	HELLERTON, PA	18055
West Orange Township	10	24		502 VALLEY ROAD	MOROCHO, LUIS	502 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	10	26		496-498 VALLEY ROAD	MAYANCELA, MARIA Z	496-498 VALLEY ROAD	WEST ORANGE, NJ	07052
West Orange Township	10	28		42 JOYCE STREET	FREGANS, DOROTHY E.	42 JOYCE ST	WEST ORANGE, NJ	07052
West Orange Township	10	30		38 JOYCE STREET	PUELLES, ELAR	38 JOYCE STREET	WEST ORANGE, NJ	07052
West Orange Township	10	30.01		36 JOYCE STREET	BROWN, FYZARD	36 JOYCE ST	WEST ORANGE, NJ	07052
West Orange Township	10	32		34 JOYCE STREET	BECERRA, SIMONA % JACK BECERRA	1 OLD ROAD	LIVINGSTON, NJ	07039

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	10	34		28-30 JOYCE STREET	MIDATLANTIC REALTY ASAOCIATES LLC	21 CENTRAL AVE	WEST ORANGE, NJ	07052
West Orange Township	11	5		17 JOYCE STREET	DENNISON DEVELOPMENT, LLC.	17 JOYCE STREET	WEST ORANGE, NJ	07052
West Orange Township	11	6		19 JOYCE STREET	CARRERA, OSCAR & JESSICA	19 JOYCE STREET	WEST ORANGE, NJ	07052
West Orange Township	11	7		21 JOYCE STREET	TEJADA, MANUEL & JULIET	21 JOYCE ST	WEST ORANGE, NJ	07052
West Orange Township	11	8		23 JOYCE STREET	CHARLES, JEAN A.	23 JOYCE ST	WEST ORANGE, NJ	07052
West Orange Township	11	9		29 JOYCE STREET	ADOLPHE, YOLETTE	29 JOYCE STREET	WEST ORANGE, NJ	07052
West Orange Township	11	11		31 JOYCE STREET	DIAZ, RAUL	460 VALLEY RD #2	WEST ORANGE, NJ	07052
West Orange Township	11	12		35 JOYCE STREET	LEMA, MARIA NARANJO & LEMA, BLANCA	35 JOYCE ST	WEST ORANGE, NJ	07052
West Orange Township	11	13		494 VALLEY ROAD	VALLEY MAR REALTY, LLC	385 KEARNY AVENUE	KEARNY, NJ	07032
West Orange Township	24	3		501 VALLEY ROAD	CHARLES, LUC & JUMENESSE	14 WHEELER STREET	WEST ORANGE, NJ	07052

Buffer Report - Map



Request for Taxpayer Identification Number and Certification

Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
DANIELLE GRADO

2 Business name/disregarded entity name, if different from above
DOGWOOD GREEN, LLC

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual sole proprietor or single-member LLC

☐ C Corporation

☐ S Corporation

☐ Partnership

☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C-Corporation, S-S corporation, P-Partnership) **C**

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3).

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

5 Address (number, street, and apt. or suite no.) See instructions.
319 SELF PL.

6 City, state, and ZIP code
SOUTH ORANGE, NJ. 07079

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see How to get a TIN, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see What Name and Number To Give the Requester for guidelines on whose number to enter.

Social security number

or

Employer identification number

87-11471784

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; **and**
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification Instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ 

Date ▶ **1/30/2023**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What Is Backup Withholding, later.

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:	Ronald Ekins, LEED AP	
List of Energy Star and WaterSense appliances, fixtures and construction techniques:	All new plumbing fixtures will be WaterSense certified, the toilet will be dual flush, a recirculation pump will be installed, all appliances will be Energy Star Certified (dishwasher, refrigerator).	
List of green and recycled building materials in new construction, renovation, and maintenance:	All gypsum board, metal stud framing, ceiling tile, and acoustic insulation will contain recycled content.	
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:	A waste management plan will be prepared by the selected general contractor to recycle a minimum of 60% of construction waste.	
Use of any water efficient landscaping:	Landscape work is not a part of this scope.	
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	New roof work is not a part of this scope. The existing silver coating on the roof will remain and be repaired if needed.	
Details of any sustainable stormwater systems employed such as: (i) Bioswales/ raingardens (ii) Permeable surfaces (iii) Grey water systems (iv) Retention and detention facilities (v) Continuous trenching	Landscape work is not a part of this scope. The existing stormwater system will remain	
A list of native and well adapted species used in landscaping to eliminate the need for fertilization and pesticides:	Landscape work is not a part of this scope.	

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

STOCKHOLDER DISCLOSURE STATEMENT

DOGWOOD GREEN, LLC

705 GEORGE STREET

TEANECK, N.J. 07666

Stockholders with more than 10% ownership in Dogwood Green, LLC

Whitney Oldham
319 Self Place
South Orange, N.J. 07079

Danielle Grado
319 Self Place
South Orange, N.J. 07079

Adam Lagno
319 Self Place
South Orange, N.J. 07079

Daniel Costa
705 George Street
Teaneck, N.J. 07666

2/7/90

PB-89-26(b)
PLANNING BOARD RESOLUTION
APPROVING SITE PLAN APPLICATION
SUBMITTED BY TRADE LEASE CORPORATION
LOCATED ON CENTRAL AVENUE IN THE TOWNSHIP
OF WEST ORANGE, BEING BLOCK 10, LOT 1.01, ZONE B-1

WHEREAS, the Planning Board of the Township of West Orange at its regular meeting held on January 3, 1990 considered the application for site plan approval submitted by Trade Lease Corporation for property located on Central Avenue in the Township of West Orange, being Block 10, Lot 1.01 on the Tax Maps of the Township of West Orange, Zone B-1, and

WHEREAS, the Planning Board considered the presentation of Anthony P. Sciarillo, Esq., attorney for the applicant, and testimony from Allen E. Grogan, President of the applicant corporation, Trade Lease Corporation, and

WHEREAS, the general public having been given an opportunity to be heard, the Planning Board made the following finds of fact:

1. A site plan approved by the Planning Board of the Township of West Orange at its regular meeting held on March 2, 1988 is re-confirmed.

2. The change in occupancy of the building represents no substantial change of use of the premises.

3. There will be no change in the structure or in the physical appearances of the building.

4. Issuance of a used motor vehicle dealer license to the applicant will result in no change in the present operation of the applicant's business; to wit, an automobile leasing company.

NOW, THEREFORE, BE IT RESOLVED that the application for site plan amendment and the approval of the Planning Board of the license application submitted by Trade Lease Corporation for property located on Central Avenue in the Township of West Orange, being Block 10, Lot 1.01, Zone B-1 on the Tax Maps of the Township, is hereby approved, subject to:

1. The maintaining of no more than ten (10) automobiles in addition to employer operated automobiles on the premises at any one time for the purpose of sale.

Kim Ragoni

KIM RAGONI, Secretary

DATED: January 3, 1990 - Application Approved

DATED: February 7, 1990 - Resolution Adopted

5/1/02

PB-02-03

HOWARD ZHANG

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE

Granting preliminary and final site plan approval, without variances, to construct a 2,250 square foot addition to the existing business, which addition will consist of a warehouse facility for use in the toy import business.

WHEREAS, the Planning Board of the Township of West Orange, at a meeting held on April 10, 2002, considered the application for preliminary and final site plan approval, without variances, to construct a 2,250 square foot addition to the existing business, which addition will consist of a warehouse facilities for use in the toy import business; and

WHEREAS, this property is located in the "I" Industrial Zone and is identified as Block 10, Lot 1.01, and this application was submitted by Howard Zhang (the "Applicant"), through his attorney Steven J. Christiano, Esq.; and

WHEREAS, the Planning Board considered the presentation of Steven J. Christiano, Esq., attorney for the Applicant; and heard and considered the testimony of the Applicant, Howard Zhang, and the testimony of Charles J. Stewart, the Applicant's engineer (licensed in New Jersey as an engineer and qualified in that capacity by the Board); and considered the site plan prepared by the engineer and dated February 14, 2002; and

considered the testimony of Peter Ricci, the Applicant's architect/planner (licensed in New Jersey as an architect and planner and qualified in both capacities by the Board); as well as the questions and comments from the public; as well as the questions and comments from Board members as shall appear in the Board's minutes for the meeting of April 10, 2002; and

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board have been properly invoked and exercised; and the Board having conducted a vote on this application on April 10, 2002; and

WHEREAS, the Applicant has requested preliminary and final site plan approval, without variances, to construct a 2,250 square foot addition to an existing structure housing the Applicant's business, which addition will consist of a warehouse facility for use in the toy import business;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for preliminary and final site plan approval, without variances, to construct a 2,250 square foot addition to the existing business, which

addition will consist of a warehouse facility for use in the toy import business.

2. The Board reviewed the site plan prepared and submitted to the Board by Charles J. Stewart, the Applicant's engineer, which site plan is dated February 14, 2002.

3. The Board has recommended and the Applicant has agreed to the following additional conditions:

(1) The Applicant will apply to the New Jersey Department of Environmental Protection for a stream encroachment permit;

(2) The Applicant will place landscaping in the front portion of the property, subject to the approval of the West Orange Director of Planning;

(3) The Applicant will replace the railroad ties located in the front portion of the property;

(4) All fences which are owned by the Applicant and under the Applicant's control, and which surround the property, will be slated to provide screening, and will be repaired or replaced where necessary. If approved by the surrounding property owner(s), the Applicant will slate those fences not under the Applicant's ownership and control;

(5) Site lighting on the property will be subject to the approval of the Engineering Director for the Township of West Orange;

(6) The exterior ladder located on the existing structure will be removed, and the proposed exterior ladder shown on the site plan will be eliminated and not installed;

(7) The Applicant shall execute, prior to the issuance of a Certificate of Occupancy, an Affidavit of Compliance certifying that they have fulfilled all other conditions set forth herein;

(8) All landscaping shall be planted and maintained in a healthy and vigorous manner; all plants, shrubs and trees that die shall be replaced with plants of equal or better quality and shall be maintained in perpetuity in accordance with this approved plan; and

(9) All findings of fact and conclusions of law set forth herein are deemed conditions that are binding upon the Applicant.

NOW, THEREFORE, BE IT RESOLVED that this application for preliminary and final site plan approval, without variances, to construct a 2,250 square foot addition to an existing structure housing the Applicant's business, which addition will consist of

a warehouse facility for use in the toy import business is approved subject to the conditions set forth in this Resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

Elizabeth Visone
Elizabeth Visone, Board Secretary
Planning Board of the Township
of West Orange

Dated: 05-01-02

1/5/05

PB-04 31T/ Paragon Federal Credit Union
5 Central Avenue, West Orange, N.J. 07052

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE**

Granting preliminary and final site plan approval for interior renovations and exterior improvements for the operation of a Banking Facility in vacant space that was previously occupied by a Bank and Importer.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on, December 14, 2004, considered the application for preliminary and final site plan approval for interior renovations and exterior improvements for the operation of a full service banking facility, consisting of Bank lobby ATM area, open office, teller and platform areas, lunch and conference rooms, drive through windows, and vault on property located in the Industrial (I) zone, identified as Block 10 and Lot 1.01 which was submitted by Paragon Federal Credit Union, a Federally Chartered Credit Union (the "Applicant"); and

WHEREAS, the Technical Review Committee of the Planning Board considered the presentation of the Paragon Federal Credit Union, the Applicant;

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board, through its Technical Review Committee, have

been properly invoked and exercised; and the Technical Review Committee having conducted a vote on this application on December 14, 2004; and

WHEREAS, the Applicant has requested preliminary and final site plan approval for interior renovations of the existing structure and exterior improvements;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for preliminary and final site plan approval without variances to operate full service banking facility consisting of Bank lobby ATM area; open office, teller and platform areas; lunch and conference rooms, drive thru windows and vault all as shown on a drawing prepared by SNS Architects and Engineers, P.C. dated December 14, 2004 and identified as Drawing "SK 12-14" (the "Plan").

2. The Board has recommended and the Applicants have agreed to the following additional conditions and stipulations of approval:

(a.) The Applicant will be permitted to have two 20 square foot signs (as shown on the Plan) with raised letters or channel raised letters. Illumination to be exterior;

(b.) Exterior lighting (as shown on the Plan), shall be by way of building mounted lights.

(c.) Landscaping as shown on the Plan shall be as follows:

(1.) Shrubs shall be hew or holly in front and rear with a tree to be located in front;

(2.) Areas on the Plan shown as landscaped area shall have grass or ground cover;

(d.) There shall be one (1) handicapped parking space as shown on the Plan; Parking shall be striped including stacking area.

(e.) Curbing shall be Belgium block;

(f.) 6 Foot high fencing in rear shall remain but be slatted with green vinyl; gates are to be removed and other fencing may be removed.

(g.) Exterior shall be cleaned and repointed as required;

(h.) Drainage will be subject to approval of the Borough Engineer;

(i.) All proper building and sign permits must be obtained prior to the issuance of a Certificate of Occupancy;

3. All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant;

4. Before a Temporary or Final Certificate of Occupancy/Approval can be issued, the Applicant or its architect shall execute and submit to the West Orange Director of Planning, an Affidavit of Compliance certifying that all conditions of

approval agreed to by the Applicant and set forth herein have been fulfilled and satisfied.

NOW, THEREFORE, BE IT RESOLVED that this preliminary and final site plan approval without variances to make interior renovations and exterior improvements, to operate a full service banking facility consisting of Bank lobby; ATM area; open office area; teller area; drive thru windows and vault and is approved in accordance with the conditions set forth in this Resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.

A handwritten signature in cursive script, appearing to read "Nora Meyers", is written over a horizontal line.

Nora Meyers, Board Secretary
Planning Board of the Township
of West Orange

Dated: January 5, 2005

PB-05 14T/ Paragon Federal Credit Union
5 Central Avenue, West Orange, N.J. 07052

4/20/05

**RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE**

Seeking technical site plan for building renovations.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on, April 12, 2005, considered certain limited modifications to the final site plan approval granted January 5, 2005 for the full service bank facility located in the Industrial (I) zone, identified as Block 10 and Lot 1.01 which was submitted by Paragon Federal Credit Union, a Federally Chartered Credit Union (the "Applicant"); and

WHEREAS, the Technical Review Committee of the Planning Board considered the presentation of the Paragon Federal Credit Union, the Applicant;

WHEREAS, a complete application has been filed, all fees required by Ordinance have been paid and it otherwise appears that the jurisdiction and powers of the Planning Board, through its Technical Review Committee, have been properly invoked and exercised; and the Technical Review Committee having conducted a vote on this application on April 12, 2005; and

WHEREAS, the Applicant has requested modifications to the preliminary and final site plan approval for interior renovations of the existing structure and exterior improvements which was granted on January 5, 2005;

NOW, THEREFORE, does the Planning Board of the Township of West Orange make the following findings of fact and conclusions of law with regard to this application:

1. This is an application for modification to the preliminary and final site plan approval previously granted on January 5, 2005 to operate a full service banking facility;

2. The Board has recommended and the applicants have agreed to the following modifications of the previously approved plan:

A. Lights on light poles will be installed as per drawing Y-1 "Site Plan" prepared for Paragon Federal Credit Union by S N S Architects and Engineers last revised April 7th, 2005 as well as drawing E-4 (exterior lighting plan) last revised April 5th, 2005 issued for Technical Review Committee Filing.

B. Notwithstanding the original approval, the curbing throughout the project may be poured concrete instead of Belgium block;

C. The parking lot may be patched and seal coated and need not be fully repaved;

D. All site plan improvements shall be completed no later than October 15, 2005.

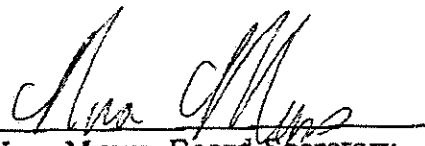
3. All findings of fact and conclusions of law set forth herein are deemed conditions that are binding on the Applicant;

4. Before a Temporary or Final Certificate of Occupancy/Approval can be issued, the Applicant or its architect shall execute and submit to the West Orange

Director of Planning, an Affidavit of Compliance certifying that all conditions of approval agreed to by the Applicant and set forth herein have been fulfilled and satisfied.

NOW, THEREFORE, BE IT RESOLVED that this application to modify the preliminary and final site plan approval without variances is approved in accordance with the conditions set forth in this Resolution.

The foregoing is a true copy of the resolution adopted by the Planning Board of the Township of West Orange.


Nora Myers, Board Secretary
Planning Board of the Township
of West Orange

Dated: April 20, 2005

s/Feltman/paragon/paragon west orange (zoning & planning)/resolution of the planning board 4 20 05.doc (Revised 4.14.05 nb)



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

ROBERT D. PARISI
Mayor

Tel: (973) 325-4119

Fax: (973) 325-3959

Email: zoningofficial@westorange.org

GENIECE GARY-ADAMS
Zoning Official

March 15, 2022

New Jersey Cannabis Regulatory Commission
c/o Dogwood Green, LLC.
705 George Street
Teaneck, NJ 07666

Re: Dogwood Green, 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:

(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.



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(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. 24:61-31, et. seq., shall be prohibited from all Licensed Cannabis Entities.

I have reviewed the submissions of Dogwood Green, 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 Cannabis Entity is **5 Central Avenue, West Orange, New Jersey 07052**. Under the Township's current zoning map, the location is within the I zone.

Subject to the Dogwood Green, 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 I zone.

Disclaimer: The letter does NOT constitute a declaration or promise that Dogwood Green, LLC shall receive any required approvals from any of the Township's land use boards, but the Dogwood Green, LLC shall be required to proceed with any such application and approval process as needed; (2) constitute a declaration or promise that Dogwood Green, LLC shall be issued a license by the Township to operate a cannabis related business, but the Dogwood Green, 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 Dogwood Green, LLC shall receive any approvals as needed from any department of the Township, but Dogwood Green, LLC shall be required to apply for such approvals consistent with all applicable laws.



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The Township reserves the right to revoke or revise this letter to the Commission.

Very truly yours,

Geniece Gary-Adams



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