



75 Main Street, Suite 201
Millburn, NJ 07041

**Law Offices of
Richard Schkolnick, LLC**

973-232-5061

Rick@SchkolnickLaw.com
SchkolnickLaw.com

March 27, 2023

VIA Overnight 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. In advance of the April 12 hearing on this matter, enclosed please find the Certification of Mailing. The notice will publish on March 30 and I will forward the affidavit of publication upon receipt.

Thank you for consideration of this matter.

Very truly yours,

Richard S. Schkolnick

RSS/lp
Enclosures
Dogwood Green, LLC

LAW OFFICES OF RICHARD SCHKOLNICK, LLC
75 Main Street
Millburn, NJ 07041
(973) 232-5061
Attorneys for Applicant

IN RE THE APPLICATION OF:

Dogwood Green, LLC

5 Central Avenue

BLOCK 10, LOT 1.01

**TOWNSHIP OF WEST ORANGE
PLANNING BOARD**

TOWNSHIP OF WEST ORANGE

CERTIFICATION OF MAILING

1. I, Richard S. Schkolnick, am the principal of the Law Offices of Richard S. Schkolnick, attorneys for Dogwood Green, LLC.

2. On March 27, 2023, I caused to be mailed in the U. S. Post Office in Millburn, New Jersey, a sealed envelope with postage prepaid thereon, by certified mail, return receipt requested, containing the enclosed notice, list, and white slips addressed to all those on the attached list at said addresses last known address.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me is willfully false, I am subject to punishment.

A handwritten signature in black ink, appearing to read "Richard S. Schkolnick", written over a horizontal line.

Richard S. Schkolnick

Dated: March 27, 2023

TOWNSHIP OF WEST ORANGE

PLANNING BOARD

NOTICE OF HEARING

PLEASE TAKE NOTICE that Dogwood Green, LLC has filed an application with the Township of West Orange Planning Board seeking minor site plan approval and conditional use approval in order to occupy an existing building with a Class 5 Retail Cannabis Dispensary (including use of an existing pick up window), on property commonly known as 5 Central Avenue, which property is identified on the tax maps of the Township of West Orange as Block 10, Lot 1.01, Township of West Orange. This matter is calendared as PB-23-02.

Please take further notice that the applicant is requesting any and all variances, waivers, site plan approvals, or other relief as may be required by the Planning Board to approve this application, including but not limited to the following:

- 1 "c" variance for an additional, 28 square foot awning sign and other signage. Awning/wall signs are not permitted in the I zone (2 existing; 4 proposed, including a 16.5 sf non illuminated wall graphic sign on the front façade and a 24-inch diameter logo graphic on the northern pick up window). Section 25-15.3(d)(1).
- 2 "c" variance for lot coverage. 75% permitted; 88.21% existing; 89.07% proposed (addition of trash enclosure and concrete generator pad totaling 112 sf).

Please take further notice that a VIRTUAL public hearing on the application has been scheduled by the Planning Board on April 12, 2023 at 7:30 p.m., using the zoom format. At this time, you may appear either personally or thru an attorney.

The instructions to access the hearing are:

<https://us06web.zoom.us/j/86787951217?pwd=YmRVTXZNc1FTZE9Fc2ZzKzk3SUdMQT09>

Dial In: 1-646-931-3860

Webinar ID: 867 8795 1217

Password: 893895

If you have technical difficulties, please call 973-325-4109.

All maps, plans, applications and other related documents submitted with the application are on file and available for inspection by appointment, or on the Township's Website as follows: www.westorange.org/archive.aspx Then, go to Planning Board and the agenda for April 12, 2023.

In addition, you may contact the Board Secretary at 973-325-4111 to make an appointment to review the file in person, or with any questions or for additional instructions on how to review the file. The email is: jvite@westorange.org

Law Offices of Richard Schkolnick, LLC

Attorneys for Applicant

By: _____
Richard S. Schkolnick

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	R	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 FIELDS, 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



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
540 Broad Street
Newark, NJ 07101

SEWER

- ✓ Township of West Orange
Municipal Building
66 Main Street
West Orange, NJ 07052
- ✓ Joint Meeting of Essex and Union Counties
500 South First Street
Elizabeth, NJ 07202
- ✓ City of Orange Township
29 North Day Street
Orange, NJ 07050

7020 1810 0001 2007 9978

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Total Postage \$ JHM REAL ESTATE, LLC
Sent To 92 BELL STREET
Street and Apt. ORANGE, NJ 07050
DOGWOOD-1
City, State, ZIP
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DOGWOOD-3
City, State, ZIP
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DOGWOOD-4
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DOGWOOD-5
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Sent To 8471 ABINGTONN CIR #1112
Street and Apt. NAPLES, FL 34108
DOGWOOD-6
City, State, ZIP
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2193 APPLE STREET
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502 VALLEY ROAD
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496-498 VALLEY ROAD
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Postage \$
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Sent To FREGANS, DOROTHY E.
42 JOYCE ST
Street and Address WEST ORANGE, NJ 07052
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Postage \$
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38 JOYCE STREET
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Sent To BROWN, FYZARD
36 JOYCE ST
Street and Address WEST ORANGE, NJ 07052
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Total Postage \$ DIAZ, RAUL
 460 VALLEY RD #2
 Sent To WEST ORANGE, NJ 07052
 Street and Apt. DOGWOOD-19
 City, State, ZIP

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Postage

Total Postage \$ LEMA, MARIA NARANJO & LEMA, BLANCA
 35 JOYCE ST
 Sent To WEST ORANGE, NJ 07052
 Street and Apt. DOGWOOD-20
 City, State, ZIP

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Postage

Total Postage \$ VALLEY MAR REALTY, LLC
 385 KEARNY AVENUE
 Sent To KEARNY, NJ 07032
 Street and Apt. DOGWOOD-21
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Postage

Total Postage \$ CHARLES, LUC & JUMENESSE
 14 WHEELER STREET
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 Manager - Corporate Properties
 Sent To 80 Park Plaza, T6B
 Street and Apt. Newark, NJ 07102
 City, State, ZIP DOGWOOD-23

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7021 0350 0000 6059 1887

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Postage

Total Postage \$ New Jersey American Water Company
 167 John F. Kennedy Parkway
 Sent To Short Hills, NJ 07078
 Street and Apt. DOGWOOD-24
 City, State, ZIP

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7021 0350 0001 6059 1493

2021 0350 0001 6059 1909

97167 6509 1000 0530 1202

2699 4909 7000 0530 4202

7021 0350 0001 6064 6708

0001 6064 6715

7020 0090 0002 3360 2770

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Newark, NJ 07101

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