

EXHIBIT A

NOTICE OF SPECIAL VIRTUAL PUBLIC HEARING OF THE TOWNSHIP OF WEST ORANGE PLANNING BOARD

PLEASE TAKE NOTICE that on June 28, 2023, at 7:30 p.m., the Planning Board of the Township of West Orange (the "Planning Board" or the "Board") will hold a special virtual public hearing, pursuant to the instructions set forth below, in connection with property located at 470 Prospect Avenue, Suite 100 and designated as Block 84.01, Lot 60 on the Tax Maps of the Township of West Orange, New Jersey (the "Property"). The Property is located within the B-2 Commercial Zone (the "Zone") of the Township of West Orange (the "Township") and is developed with a three-story commercial building with approximately 7,995 square feet of building area.

Pure Natural Vibes, LLC (the "Applicant") has applied to the Board for Conditional Use and Preliminary and Final Minor Site Plan Approval (the "Application") to permit a licensed Class 5 Cannabis Retail dispensary (Micro) in Suite 100 of the existing commercial building, consisting of approximately 2,065 square feet. Specifically, Applicant is proposing use and fit out of the existing Suite 100 as well as new signage to replace the existing signage for the commercial space. Physical changes proposed as part of the Application include interior building renovations and modifications to the building's exterior, including restriping of a portion of the parking area.

The proposed dispensary is permitted as a conditional use within the B-2 District. The Property conforms to the requirements of the municipal code at section 25-24.2(b)(2)(o). In addition to conditional use and preliminary and final minor site plan approval, and to the extent necessary, Applicant seeks confirmation of the pre-existing non-conformity on the Property related to off-street parking spaces at the Property. The Property's owner has entered into a parking agreement with the owner of Block 84.01, Lot 63 (466 Prospect Avenue) to provide an additional 35 off-street parking spaces as may be necessary for use by Applicant. Applicant also seeks any additional approvals, including preliminary and final major site plan approval, modifications of conditions of prior approvals, permits, variances, deviations, interpretations, submission waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application.

The virtual public hearing will not be held in person, and any members of the public interested in the Application should not go to the municipal building. The virtual public hearing will be held and conducted in accordance with P.L. 2020, c. 11 via the Zoom video conferencing system. To listen or view the virtual public hearing, the hearing on the Application may be viewed by members of the public without charge through Zoom at the following link:

<https://us06web.zoom.us/j/87885841532?pwd=Y29IT1kxMUkzWW5RMFlZdmV3YVFOUT09>

The webinar ID for the virtual public hearing is 878 8584 1532, and the password is 487322 . To participate by phone, please call 1-646-931-3860.

When the Application is called, interested parties may appear at the hearing or any adjournment thereof either in person or by attorney, ask questions, and present evidence and offer statements or documentation that may be relevant to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. All documents filed by the Applicant in connection with this Application are on file and available for public inspection. Application documents may also be accessed on the Planning Board's website at: <https://www.westorange.org/527/Planning-Board>, or by contacting Jamilet Baquerizo Vite, Planning Board Secretary, Township of West Orange, who may be reached by telephone at (973) 325-4111 or via email at planningboard@westorange.org, to make arrangements for review or to request electronic copies (if available) on site at the Township of West Orange Planning Board's offices at 66 Main Street, West Orange, New Jersey 07052 during the Township's regular business hours which are Monday through Friday 8:30 a.m. to 4:30 p.m., excluding holidays.

Pure Natural Vibes, LLC
By: Cameron W. MacLeod, Esq.
Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102
973-596-4500
Attorneys for the Applicant

EXHIBIT B

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	84.01	60		470 PROSPECT AVENUE	470 PROSPECT AVENUE LLC	P.O. BOX 1287	MONTCLAIR NJ	07042

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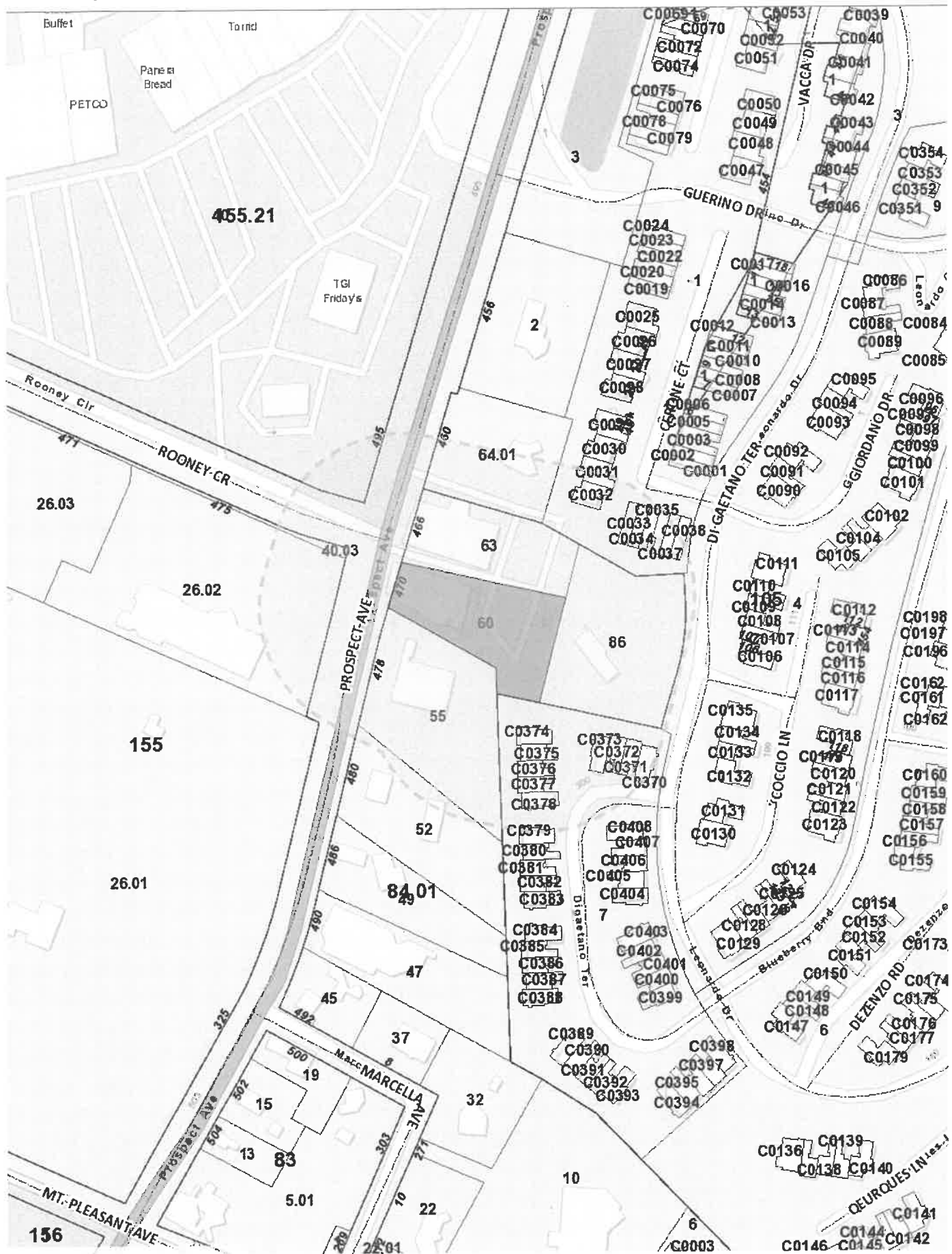
List of adjoining feature(s) that intersect 200 foot buffer from Subject Property(s).

Adjoining Properties (30)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	84.01	52		480 PROSPECT AVENUE	BELLOMO, ERIC	480-482 PROSPECT AVE	WEST ORANGE, N.J.	07052
West Orange Township	84.01	55		478 PROSPECT AVENUE	LLEWELLYN-EDISON SAV. & LOAN ASSN.	474 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	84.01	60		470 PROSPECT AVENUE	470 PROSPECT AVENUE LLC	P.O. BOX 1287	MONTCLAIR NJ	07042
West Orange Township	84.01	63		466 PROSPECT AVENUE	466 PROSPECT AVENUE REALTY, LLC.	420 BLOOMFIELD AVENUE	VERONA, NJ	07044
West Orange Township	84.01	86		BLUEBERRY BEND	FLBB LLC,	260 OVERBROOK AVENUE	OAKHURST, NJ	07755
West Orange Township	105	1		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE NJ	07052
West Orange Township	105	1	C0031	31 CERONE COURT	BALA, HIMMAT	31 CERONE COURT	WEST ORANGE, N. J.	07052
West Orange Township	105	1	C0032	32 CERONE COURT	NYONATOR, ELI	32 CERONE CT.	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0033	33 CERONE COURT	ASKEW, ANITA	33 CERONE CT	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0034	34 CERONE COURT	CHELSTOWSKI, MELANIA	34 CERONE COURT	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0035	35 CERONE COURT	KOLTEN, GENE & FAYERMAN, RUZHENA	7 DONNA LEE COURT	DENVILLE, NJ	07834
West Orange Township	105	1	C0036	36 CERONE COURT	PICONE, JOHN & MICHELLE	36 CERONE COURT	WEST ORANGE NJ	07052
West Orange Township	105	1	C0037	37 CERONE COURT	CAMPBELL, MOLLY	37 CERONE COURT	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0038	38 CERONE COURT	GORSLINE, ROBIN HAWLEY & LEBOLT, JON	38 CERONE COURT	WEST ORANGE, NJ	07052

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	105	4		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	105	7		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	105	7	C0370	370 DIGAETANO TERRACE	WASSERMAN, DAVID	370 DIGAETANO TER	WEST ORANGE, NJ	07052
West Orange Township	105	7	C0371	371 DIGAETANO TER.	HOCHHEISER, JEREMY S & LAUREN G	371 DIGAETANO TER	WEST ORANGE, NJ	07052
West Orange Township	105	7	C0372	372 DIGAETANO TER.	HUNTER, ROBERT A & BRATHWAITE, A	372 DIGAETANO TER	WEST ORANGE, NJ	07052
West Orange Township	105	7	C0373	373 DIGAETANO TERRACE	HUME, MURIETTE BAMIJOKO LAWRENCE-	373 DIGAETANO TERR	WEST ORANGE, NJ	07052
West Orange Township	105	7	C0374	374 DIGAETANO TER.	SASANPOUR, MAJID	PO BOX 110147	NUTLEY, NJ	07110
West Orange Township	105	7	C0375	375 DIGAETANO TER.	JIND REALTY 1 LLC,	300 E 55TH ST #24A	NEW YORK, NEW YORK	10022
West Orange Township	105	7	C0376	376 DIGAETANO TER.	PRASAD, NALINI & SAXENA, MAYUR	376 DIGAETANO TERR	WEST ORANGE, NJ	07052
West Orange Township	105	7	C0377	377 DIGAETANO TER.	BANKS, REBECCA & WADSWORTH, SUSAN	377 DIGAETANO TER	WEST ORANGE, NJ	07052
West Orange Township	105	7	C0378	378 DIGAETANO TER.	BRUNO, DAVID	117 VOSE AVENUE #9	SOUTH ORANGE, NJ	07079
West Orange Township	105	7	C0379	379 DIGAETANO TER.	LANGSAM, JOSEPH A & BETTY	379 DIGAETANO TERR.	WEST ORANGE, NJ	07052
West Orange Township	105	64.01		460 PROSPECT AVENUE	460 PROSPECT STREET LLC	1625 STATE RTE 10	MORRIS PLAINS, NJ	07950
West Orange Township	155	26.02		475 PROSPECT AVE	AMPC REAL ESTATE LLC % M. HALFACRE	1240 HDQRS PLZ 8TH FL EA	MORRISTOWN, NJ	07960
West Orange Township	155	40.03		ROONEY CIRCLE	CLPF ESSEX GREEN LLC,	230 PARK AVE.	NEW YORK, NY	10169
West Orange Township	155.21	40		495 PROSPECT AVENUE	CLPF ESSEX GREEN LLC, %LEVIN MANAGME	PO BOX 326	PLAINFIELD, NJ	07061

Buffer Report - Map



Buffer Report

THE TOWNSHIP OF WEST ORANGE
Office of the Assessor
66 Main Street
West Orange, New Jersey 07052
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Facsimile: (973) 669-4859

Highlighted feature(s)

Subject Property(s) (1)

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West Orange Township	84.01	63		466 PROSPECT AVENUE	466 PROSPECT AVENUE REALTY, LLC.	420 BLOOMFIELD AVENUE	VERONA, NJ	07044

§

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	84.01	55		478 PROSPECT AVENUE	LLEWELLYN-EDISON SAV. & LOAN ASSN.	474 PROSPECT AVENUE	WEST ORANGE, N.J.	07052
West Orange Township	84.01	60		470 PROSPECT AVENUE	470 PROSPECT AVENUE LLC	P.O. BOX 1287	MONTCLAIR NJ	07042
West Orange Township	84.01	63		466 PROSPECT AVENUE	466 PROSPECT AVENUE REALTY, LLC.	420 BLOOMFIELD AVENUE	VERONA, NJ	07044
West Orange Township	84.01	86		BLUEBERRY BEND	FLBB LLC,	260 OVERBROOK AVENUE	OAKHURST, NJ	07755
West Orange Township	105	1		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE NJ	07052
West Orange Township	105	1	C0001	1 CERONE COURT	SHEPPARD, FRANK & PATRICIA	1 CERONE CT.	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0002	2 CERONE COURT	NOTO, LOUIS J & GRIFFITH, BEVERLY	2 CERONE COURT	WEST ORANGE NJ	07052
West Orange Township	105	1	C0029	29 CERONE COURT	ALTAGRACIA, ZOBEIDA & BRITO, CARLOS	625 WEST 164TH APT 31C	NEW YORK, NY	10032
West Orange Township	105	1	C0030	30 CERONE COURT	LUO, CHEWE	30 CERONE CT	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0031	31 CERONE COURT	BALA, HIMMAT	31 CERONE COURT	WEST ORANGE, N. J.	07052
West Orange Township	105	1	C0032	32 CERONE COURT	NYONATOR, ELI	32 CERONE CT.	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0033	33 CERONE COURT	ASKEW, ANITA	33 CERONE CT	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0034	34 CERONE COURT	CHELSTOWSKI, MELANIA	34 CERONE COURT	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0035	35 CERONE COURT	KOLTEN, GENE & FAYERMAN, RUZHENA	7 DONNA LEE COURT	DENVILLE, NJ	07834

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	105	1	C0036	36 CERONE COURT	PICONE, JOHN & MICHELLE	36 CERONE COURT	WEST ORANGE NJ	07052
West Orange Township	105	1	C0037	37 CERONE COURT	CAMPBELL, MOLLY	37 CERONE COURT	WEST ORANGE, NJ	07052
West Orange Township	105	1	C0038	38 CERONE COURT	GORSLINE, ROBIN HAWLEY & LEBOLT, JON	38 CERONE COURT	WEST ORANGE, NJ	07052
West Orange Township	105	2		456 PROSPECT AVENUE	RKS PROPERTIES LLC	456 PROSPECT AVENUE	WEST ORANGE, NJ	07052
West Orange Township	105	4		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	105	7		454 PROSPECT AVE	VILLAS AT EAGLE RIDGE	454 PROSPECT AVE	WEST ORANGE, NJ	07052
West Orange Township	105	64.01		460 PROSPECT AVENUE	460 PROSPECT STREET LLC	1625 STATE RTE 10	MORRIS PLAINS, NJ	07950
West Orange Township	155	26.02		475 PROSPECT AVE	AMPC REAL ESTATE LLC % M. HALFACRE	1240 HDQRS PLZ 8TH FL EA	MORRISTOWN, NJ	07960
West Orange Township	155	40.03		ROONEY CIRCLE	CLPF ESSEX GREEN LLC,	230 PARK AVE.	NEW YORK, NY	10169
West Orange Township	155.21	40		495 PROSPECT AVENUE	CLPF ESSEX GREEN LLC, %LEVIN MANAGME	PO BOX 326	PLAINFIELD, NJ	07061

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
1 Verizon Way
Basking Ridge, New Jersey 07920-1025

SEWER

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

EXHIBIT C

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BALA, HIMMAT
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Postage

KOLTEN, GENE & FAYERMAN, RUZHENA
7 DONNA LEE COURT
DENVER, NJ 07834

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PICONE, JOHN & MICHELLE
36 CERONE COURT
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☐ Adult Signature Restricted Delivery	\$

Postage

CAMPBELL, MOLLY
37 CERONE COURT
WEST ORANGE, NJ 07052

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0861 80

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

GORSLINE, ROBIN HAWLEY & LEBOLT,
38 CERONE COURT
WEST ORANGE, NJ 07052



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0861 97

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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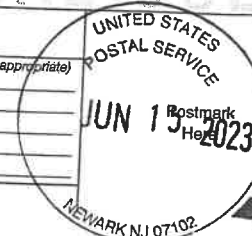
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

WASSERMAN, DAVID
370 DIGAETANO TER
WEST ORANGE, NJ 07052



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 03

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

HOCHHEISER, JEREMY S & LAUREN G
371 DIGAETANO TER
WEST ORANGE, NJ 07052



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 10

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Extra Services & Fees (check box, add fee as appropriate)

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☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

HUNTER, ROBERT A & BRATHWAITE, A
372 DIGAETANO TER
WEST ORANGE, NJ 07052



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9589 0710 5270 0167 0862 27

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

HUME, MURIETTE BAMJOKO LAWRENCE
373 DIGAETANO TERR
WEST ORANGE, NJ 07052



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 34

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

SASANPOUR, MAJID
PO BOX 110147
NUTLEY, NJ 07110



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 41

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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

JIND REALTY 1 LLC,
300 E 55TH ST #24A
NEW YORK, NEW YORK 10022

UNITED STATES
POSTAL SERVICE

JUN 15 2023

Postmark
Here

NEWARK NJ 07102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 58

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

JIND REALTY 1 LLC,
ATTN: MANAGING MEMBER, OR OTHER
PERSON AUTHORIZED TO ACCEPT SERVICE
300 E 55TH ST #24A
NEW YORK, NEW YORK 10022

UNITED STATES
POSTAL SERVICE

JUN 15 2023

Postmark
Here

NEWARK NJ 07102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 65

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

PRASAD, NALINI & SAXENA, MAYUR
376 DIGAETANO TERR
WEST ORANGE, NJ 07052

UNITED STATES
POSTAL SERVICE

JUN 15 2023

Postmark
Here

NEWARK NJ 07102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 72

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

BANKS, REBECCA & WADSWORTH, SUSAN
377 DIGAETANO TER
WEST ORANGE, NJ 07052

UNITED STATES
POSTAL SERVICE

JUN 15 2023

Postmark
Here

NEWARK NJ 07102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 89

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

BRUNO, DAVID
117 VOSE AVENUE #9
SOUTH ORANGE, NJ 07079

UNITED STATES
POSTAL SERVICE

JUN 15 2023

Postmark
Here

NEWARK NJ 07102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0862 96

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

LANGSAM, JOSEPH A & BETTY
379 DIGAETANO TERR
WEST ORANGE, NJ 07052

UNITED STATES
POSTAL SERVICE

JUN 15 2023

Postmark
Here

NEWARK NJ 07102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0863 02

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Official Use

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
460 PROSPECT STREET LLC
1625 STATE RTE 10
MORRIS PLAINS, NJ 07950

9589 0710 5270 0167 0863 19

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Official Use

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
460 PROSPECT STREET LLC
ATTN: MANAGING MEMBER, OR OTHER
PERSON AUTHORIZED TO ACCEPT SERVICE
1625 STATE RTE 10
MORRIS PLAINS, NJ 07950

9589 0710 5270 0167 0863 26

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Official Use

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
AMPC REAL ESTATE LLC % M. HALFACRE
1240 HDQRS PLZ 8TH FL EA
MORRISTOWN, NJ 07960

9589 0710 5270 0167 0863 33

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Official Use

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
AMPC REAL ESTATE LLC % M. HALFACRE
ATTN: MANAGING MEMBER, OR OTHER
PERSON AUTHORIZED TO ACCEPT SERVICE
1240 HDQRS PLZ 8TH FL EA
MORRISTOWN, NJ 07960

9589 0710 5270 0167 0863 40

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Official Use

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
CLPF ESSEX GREEN LLC,
230 PARK AVE.
NEW YORK, NY 1016

9589 0710 5270 0167 0863 57

U.S. Postal Service™
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Official Use

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage
CLPF ESSEX GREEN LLC,
ATTN: MANAGING MEMBER, OR OTHER
PERSON AUTHORIZED TO ACCEPT SERVICE
230 PARK AVE.
NEW YORK, NY 10169

9589 0710 5270 0167 0863 64

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

CLPF ESSEX GREEN LLC,% LEVIN MANA
P.O. BOX 326
PLAINFIELD, NJ 0761



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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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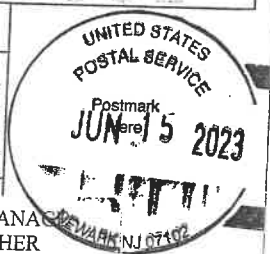
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

CLPF ESSEX GREEN LLC,% LEVIN MANA
ATTN: MANAGING MEMBER, OR OTHER
PERSON AUTHORIZED TO ACCEPT SERVICE
P.O. BOX 326
PLAINFIELD, NJ 0761



9589 0710 5270 0167 0863 88

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

SHEPPARD, FRANK & PATRICIA
1 CERONE CT.
WEST ORANGE, NJ 07052



9589 0710 5270 0167 0863 95

U.S. Postal Service™
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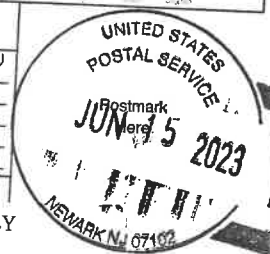
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

NOTO, LOUIS J & GRIFFITH, BEVERLY
2 CERONE CT.
WEST ORANGE, NJ 07052



9589 0710 5270 0167 0864 01

U.S. Postal Service™
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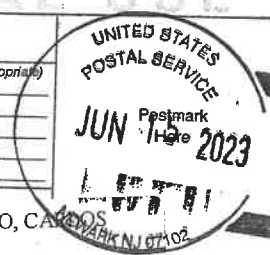
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

ALTAGRACIA, ZOBEIDA & BRITO, CARLOS
625 WEST 164TH APT 31C
NEW YORK, NY 10032



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Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$

Postage

LUO, CHEWE
30 CERONE CT
WEST ORANGE, NJ 07052



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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER- CORPORATE PROPERTIES
80 PARK PLAZA, T6B
NEWARK, NJ 07102



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

PUBLIC SERVICE ELECTRIC & GAS COMPANY
MANAGER- CORPORATE PROPERTIES
ATTN: PRESIDENT, VICE PRESIDENT, SECRETARY
OR OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
80 PARK PLAZA, T6B
NEWARK, NJ 07102



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

NEW JERSEY AMERICAN WATER COMPANY
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078



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Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

NEW JERSEY AMERICAN WATER COMPANY
ATTN: PRESIDENT, VICE PRESIDENT,
SECRETARY
OR OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
167 JOHN F. KENNEDY PARKWAY
SHORT HILLS, NJ 07078



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9589 0710 5270 0167 0864 63

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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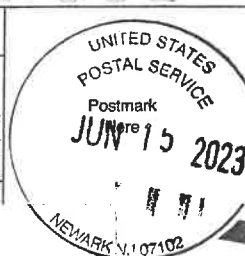
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

COMCAST CABLEVISION
800 RAHWAY AVENUE
UNION, NJ 07083



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9589 0710 5270 0167 0864 70

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

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For delivery information, visit our website at www.usps.com®.

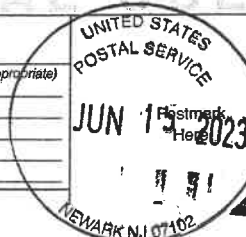
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

COMCAST CABLEVISION
ATTN: PRESIDENT, VICE PRESIDENT,
SECRETARY
OR OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
800 RAHWAY AVENUE
UNION, NJ 07083



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0864 87

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT

Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

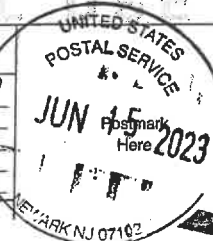
Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

VERIZON
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07920-1025



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

VERIZON
ATTN: PRESIDENT, VICE PRESIDENT,
SECRETARY
OR OTHER PERSON AUTHORIZED TO ACCEPT
SERVICE
1 VERIZON WAY
BASKING RIDGE, NEW JERSEY 07920-1025



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
TOWNSHIP CLERK'S OFFICE
66 MAIN STREET
WEST ORANGE, NJ 07052



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 0167 0865 24

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Certified Mail Fee

Extra Services & Fees (check box, add fee as appropriate)

- ☐ Return Receipt (hardcopy) \$
- ☐ Return Receipt (electronic) \$
- ☐ Certified Mail Restricted Delivery \$
- ☐ Adult Signature Required \$
- ☐ Adult Signature Restricted Delivery \$

Postage

TOWNSHIP OF WEST ORANGE
MUNICIPAL BUILDING
66 MAIN STREET
WEST ORANGE, NJ 07052



PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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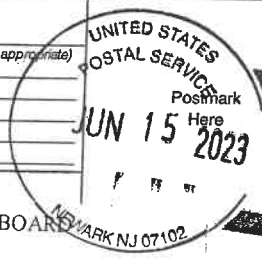
For delivery information, visit our website at www.usps.com.

Official Use

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage

ESSEX COUNTY PLANNING BOARD
900 BLOOMFIELD AVENUE
VERONA, NJ 07044

9589 0710 5270 0167 0865 48

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Official Use

Certified Mail Fee \$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)	\$
☐ Return Receipt (electronic)	\$
☐ Certified Mail Restricted Delivery	\$
☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$



Postage

ESSEX COUNTY PLANNING BOARD
ATTN: PRESIDING OFFICER, CLERK OR
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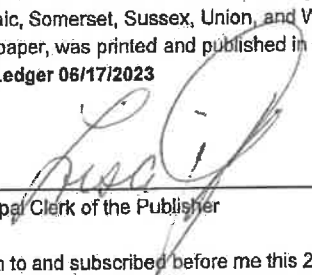


State of New Jersey,) ss

County of Middlesex)

Lisa Arrington being duly sworn, deposes that he/she is principal clerk of NJ Advance Media; that Star Ledger is a public newspaper, with general circulation in Atlantic, Burlington, Cape May, Essex, Hudson, Hunterdon, Mercer, Middlesex, Monmouth, Morris, Ocean, Passaic, Somerset, Sussex, Union, and Warren Counties, and this notice is an accurate and true copy of this notice as printed in said newspaper, was printed and published in the regular edition and issue of said newspaper on the following date(s):

Star Ledger 06/17/2023


Principal Clerk of the Publisher

Sworn to and subscribed before me this 21th day of June 2023


Notary Public

CHERILYN ALSTON
Notary Public, State of New Jersey
My Commission Expires
October 18, 2024

**NOTICE OF SPECIAL VIRTUAL PUBLIC HEARING OF THE
TOWNSHIP OF WEST ORANGE PLANNING BOARD**

PLEASE TAKE NOTICE that on June 28, 2023, at 7:30 p.m., the Planning Board of the Township of West Orange (the "Planning Board" or the "Board") will hold a special virtual public hearing, pursuant to the instructions set forth below, in connection with property located at 470 Prospect Avenue, Suite 100 and designated as Block 84.01, Lot 60 on the Tax Maps of the Township of West Orange, New Jersey (the "Property"). The Property is located within the B-2 Commercial Zone (the "Zone") of the Township of West Orange (the "Township") and is developed with a three-story commercial building with approximately 7,995 square feet of building area.

Pure Natural Vibes, LLC (the "Applicant") has applied to the Board for Conditional Use and Preliminary and Final Minor Site Plan Approval (the "Application") to permit a licensed Class 5 Cannabis Retail dispensary (Micro) in Suite 100 of the existing commercial building, consisting of approximately 2,065 square feet. Specifically, Applicant is proposing use and fit out of the existing Suite 100 as well as new signage to replace the existing signage for the commercial space. Physical changes proposed as part of the Application include interior building renovations and modifications to the building's exterior, including restriping of a portion of the parking area.

The proposed dispensary is permitted as a conditional use within the B-2 District. The Property conforms to the requirements of the municipal code at section 25-24.2(b)(2)(o). In addition to conditional use and preliminary and final minor site plan approval, and to the extent necessary, Applicant seeks confirmation of the pre-existing non-conformity on the Property related to off-street parking spaces at the Property. The Property's owner has entered into a parking agreement with the owner of Block 84.01, Lot 63 (466 Prospect Avenue) to provide an additional 35 off-street parking spaces as may be necessary for use by Appli-

cant. Applicant also seeks any additional approvals, including preliminary and final major site plan approval, modifications of conditions of prior approvals, permits, variances, deviations, interpretations, submission waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application.

The virtual public hearing will not be held in person, and any members of the public interested in the Application should not go to the municipal building. The virtual public hearing will be held and conducted in accordance with P.L. 2020, c. 11 via the Zoom video conferencing system. To listen or view the virtual public hearing, the hearing on the Application may be viewed by members of the public without charge through Zoom at the following link:

<https://us06web.zoom.us/j/87885841532?pwd=Y29IT1kxMUKzWW5RMFIZdmV3YVFOUT09>

The webinar ID for the virtual public hearing is 878 8584 1532, and the password is 487322 . To participate by phone, please call 1-646-931-3860.

When the Application is called, interested parties may appear at the hearing or any adjournment thereof either in person or by attorney, ask questions, and present evidence and offer statements or documentation that may be relevant to the Application. The hearing may be continued without further notice on such additional or other dates as the Board may determine. All documents filed by the Applicant in connection with this Application are on file and available for public inspection. Application documents may also be accessed on the Planning Board's website at: <https://www.westorange.org/527/Planning-Board>, or by contacting Jamilet Baquerizo Vite, Planning Board Secretary, Township of West Orange, who may be reached by telephone at (973) 325-4111 or via email at planningboard@westorange.org, to make arrangements for review or to request electronic copies (if available) on site at the Township of West Orange Planning Board's offices at 66 Main Street, West Orange, New Jersey 07052 during the Township's regular business hours which are Monday through Friday 8:30 a.m. to 4:30 p.m., excluding holidays.

By: Pure Natural Vibes, LLC
Cameron W. MacLeod, Esq.
Gibbons P.C.
One Gateway Center
Newark, New Jersey 07102
973-596-4500
Attorneys for the Applicant
\$169.99

6/17/2023