

July 7, 2023

VIA EMAIL & HAND DELIVERY

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

Re: The Library of New Jersey, Inc. (“Applicant”)
Application for Conditional Use and Preliminary and Final Major Site Plan
Approval in B-1 Zone
1 & 5 Washington Street (Block 120.01, Lots 24 & 26)

Dear Ms. Baquerizo Vite :

This office represents the Library of New Jersey, Inc., the contract lessee of approximately 5,880 square feet (approximate gross floor area) of existing one story commercial building space located at 1 & 5 Washington Street and designated on the tax maps of the Township of West Orange as Block 120.01, Lots 24 & 26 (the “Property”). The Property is located within the B-1 commercial zone.

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

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

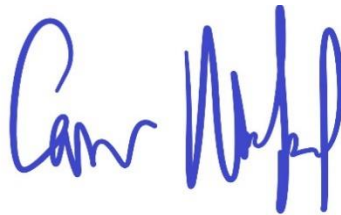
- Five (5) copies of the Township of West Orange Planning Board Application package, with applicable Checklists, for Conditional Use and Preliminary and Final Major Site Plan, to which the following Exhibits are attached:
 - o **Exhibit A:** Project Description with list of required regulatory approvals and submission waivers requested;
 - o **Exhibit B:** Township of West Orange Resolution #225-23 (Resolution of Local Support);
 - o **Exhibit C:** May 30, 2023 Letter of Confirmation Compliance with Township of West Orange Zoning Requirements from Township Zoning Officer;
 - o **Exhibit D:** Verification of Taxes Paid;
 - o **Exhibit E:** Affidavit of Ownership and Consent;
 - o **Exhibit F:** List of Properties within 200 Feet with Radius Map (Township of West Orange and City of Orange);
 - o **Exhibit G:** Corporate Ownership Disclosure;
 - o **Exhibit H:** Copy of September 30, 2021 Deed; and

Township of West Orange Planning Board
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- **Exhibit I:** Copy of Prior Planning Board approval Resolution (PB-12-25T), dated October 10, 2012.
- Five (5) copies of Survey, dated August 23, 1999, prepared by James Pica, P.L.S.;
- Five (5) copies of Proposed Site Plan for Interior Renovations, dated June 28, 2023, prepared by Michael J. Tormey, R.A.;
- Five (5) copies of Proposed Signage Plans, dated July 1, 2023, prepared by Tap Design Group (Ari Sorkin);
- Executed Form W9;
- One (1) check payable to the Township of West Orange in the amount of \$3,250.00 (Escrow Deposit); and
- One (1) check payable to the Township of West Orange in the amount of \$912.00 (Application Fee).

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

Very truly yours,



Cameron W. MacLeod
Director

Encl.

Cc (via email):
The Library of New Jersey, Inc.

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

A. APPLICANT INFORMATION

Full Legal Name: The Library of New Jersey, Inc.

Mailing Address: (Last) 712 Trotting Road, Union, New Jersey 07083 (First)

Telephone Number: (908) (Street) 468-6458 (City) (State) (Zip) Email: info@thelibrarynj.com

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

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

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

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

B. PROPERTY OWNER INFORMATION

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

Owner's Name: King Eli Realty, LLC

Address: 308 Park Avenue, Orange, New Jersey 07050

Telephone Number: (973) 941-5304

Email: westedental@gmail.com

C. PROPERTY INFORMATION

Street Address: 1&5 Washington Street

Block Number(s): Block 120.01; Lot Number(s): 24; 26;

Tax Plate: Tax Map Sheet 46; Zone of Property: B-1

The location of the property is approximately 0 feet from the intersection of Washington Street and Meade Street (closest intersection.)

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

☒ Yes, Date(s): October 10, 2012 (PB-12-25T); ☐ No

If yes, please attach copies of the written decisions adopted by the Board to each application. See Attached Copy of Prior Approval

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

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

D. TYPE OF APPLICATION

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

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

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

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property Existing 1 story, 5,889 square foot commercial building with associated site improvements.

Briefly describe the major elements of your proposal: (a more detailed description is required in Section G.)
Change of 2,500 square feet of first floor use into a Class V Cannabis Retail Dispensary (Micro); signage; lighting, restriping of parking and other site improvements. See Project Description for further detail.

The property is 14,026.32 (square feet); 0.322 (acres)

Impervious Surface Coverage: Present: 13,500 SF; Proposed: 13,500 SF

Building Coverage: Present: 5,880 SF; Proposed: 5,880 SF

Is the property located:

Within 200 feet of another municipality? ☒ Yes ☐ No

Adjacent to an existing or proposed county road? ☒ Yes ☐ No

Adjacent to other county land? ☐ Yes ☒ No

Adjacent to a state highway? ☐ Yes ☒ No

F. EXPERTS

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

APPLICANT'S ATTORNEY: Gibbons P.C.- Cameron W. MacLeod, Esq.

Telephone Number: (609) 856-2445 Email: cmacleod@gibbonslaw.com

Address: 50 West State Street, Trenton, NJ 08608

APPLICANT'S ENGINEER: N/A

Telephone Number: () _____ Email: _____

Address: _____

APPLICANT'S ARCHITECT: Michael J. Tormey, R.A.

Telephone Number: (908) 447-1813 Email: mjtarchitect@gmail.com

Address: 238 Clark Street, Westfield, New Jersey 07090

APPLICANT'S PLANNER: N/A

Telephone Number: () _____ Email: _____

Address: _____

OTHER EXPERT(S): Jim Sherrard (Cannabis Security Consultant)

Telephone Number: (856) 889-0512 Email: jsherrard147@gmail.com

Address: 143 Curtis Avenue, Williamstown, New Jersey 08094

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

Tap Design Group-Ari Sorkin (Signage Design Professional)

Phone: 267-251-1254 email: ari@tapdesigngroup.com

112 Lorraine Avenue, Oreland, Pennsylvania, 19075

G. REQUIREMENTS FOR VARIANCES

N/A

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

H. PLAT SUBMISSION

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

ITEM	SIGNED BY	DATE/REVISION
Site Plan for Interior Renovation	Michael J. Tormey, R.A.	6/28/23
Property Survey	James Pica, P.L.S.	8/23/1999
Signage Plan	Tap Design Group (Ari Sorkin)	7/1/23

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: Corey Dickson Date: 6-14-23
Name: Corey Dickson
Title: CEO of The Library of New Jersey

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 statue time limit, the applicant grants permission for such an extension.

Applicant's Signature: _____ Date: _____

OWNER'S AUTHORIZATION – MUST BE SIGNED SEE ATTACHED OWNER'S AFFIDAVIT & CONSENT

I hereby certify that I reside at _____
in the County of _____ and the State of _____;
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) _____;
Lot(s) _____ on the Tax Map of _____ 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: _____ Date: _____

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

Site Plan/Subdivision Checklist

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

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
1. <u>PROJECT-PLAT INFORMATION</u>													
1. <u>Item:</u> Name, address of owner and applicant.		X	X	X	X		X		X		X		
2. <u>Item:</u> 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		X		
3. <u>Item:</u> Title block denoting type of application, tax map sheet, county, name of municipality, block & lot, and street location.		X	X	X	X		X		X		X		
4. <u>Item:</u> A key map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc., within 500' <u>Comment:</u> Describes setting; may be less detailed in pre-application-concept plan and GDP stages.		X	X	X	X		X		X		X		
5. <u>Item:</u> A schedule of required and provided zone district(s) requirements including lot area, width, depth, yard setbacks, building coverage, open space, parking, etc. <u>Comment:</u> Schedule may be less detailed in pre-application-concept plan stages.		X	X	X	X		X		X		X		
6. <u>Item:</u> North arrow and scale.		X	X	X	X		X		X		X		
7. <u>Item:</u> Proof that taxes are current.			X	X	X		X		X		X		
8. <u>Item:</u> Signature blocks for Chairman, Secretary and Municipal Engineer.			X	X	X		X		X		X		
9. <u>Item:</u> Appropriate certification blocks as required by Map Filing Law.			X				X				X		
10. <u>Item:</u> Monumentation as specified by Map Filing Law <u>Comment:</u> Monumentation required only for final subdivision.			X				X						X
11. <u>Item:</u> Date of current property survey. <u>Comment:</u> Required by Map Filing Law for final subdivision and site plan; necessary for vesting on GDP.			X	X	X		X		X		X		

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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		
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		
15. Item: Acreage of tract to the nearest tenth of an acre (for GDP--to nearest acre).			X		X	X		X		X		
16. Item: Date of original and all revisions. Comment: Item necessary for continuity-history of project.			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		
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		
19. Item: All proposed lot lines and area of lots in square feet.			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		
21. Item: Any existing or proposed easement or land reserved for or dedicated to public use. €		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 N/A

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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			
23. <u>Item:</u> List of required regulatory approvals or permits. <u>Comment:</u> Basic planning information. #			X	X	X		X			X		
24. <u>Item:</u> List of variances required or requested. # <u>Comment:</u> Basic planning information.			X	X		X	X		X			X
25. <u>Item:</u> Requested or obtained design waivers or exceptions. # <u>Comment:</u> 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. <u>Item:</u> Payment of application fees. <u>Comment:</u> Fee not imposed for pre-application conference.		X	X	X	X	X	X		X	X		
27. <u>Item:</u> Property owners and lines of all parcels within 200' identified on most recent tax map sheet. <u>Comment:</u> 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		
28. <u>Item:</u> All existing street, water courses, flood plains, wetlands or other environmentally sensitive areas on and within 200' of site. <u>Comment:</u> while detailed specification of environmentally sensitive areas may not be necessary at pre-application-concept plan and GDP stages, general specification of and sensitivity to such conditions is an important planning consideration.		X		X	X	X	X		X	X		
29. <u>Item:</u> Existing right-of-way and/or easements on and within 200' of tract. <u>Comment:</u> Rights-of-way and easements are often unknown at the pre-application-concept (see however, item 28).		X		X	X	X	X		X	X		
30. <u>Item:</u> Topographical features of subject property from U.S.G.S. map. <u>Comment:</u> More detailed topographic information is needed for major subdivision.		X		X	X	X	X		X			X

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Item Number	Description	Pre-Application - Concept Plan	Minor Application				General Development Plan	Major Application				COMPLETE	INCOMPLETE	WAIVER REQUESTED
			Subdivision	Site Plan	Subdivision			Site Plan						
					Preliminary	Final		Preliminary	Final					
31.	Item: Existing and proposed contour intervals based on U.G.S. & G.S. datum. Contours to extend at least 200' beyond subject property as follows: up to 3% grade - 1' 3% + grade - 2' Comment: Major site plan and subdivision requires level of detail of Item 31 as opposed to Item 30.								X	X				X
32.	Item: Boundary, limits, nature and extent of wooded areas, specimen trees, and other significant physical features (detail may vary). Comment: Basic for good planning.	X	X	X			X	X	X	X				X
33.	Item: Existing system of drainage of subject site and of any larger tract or basin of which it is a part. Comment: See Item 31. Extensive level of detail required only for major subdivision and site plan.						X							X
34.	Item: Drainage Area Map. Comment: Necessary for major application; inapplicable at GDP stage.							X	X	X				X
35.	Item: Drainage Calculations. Comment: Required for minor applications if deemed necessary by Planning Board; not required at GDP stage because storm water management evaluated at major subdivision and site plan stage.		X	X			X	X	X	X				X
36.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric & cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for electric, telephone and cable TV required.		X	X			X	X	X	X				X
37.	Item: Proposed utility infrastructure plans, including sanitary sewer, water, storm water management, telephone, electric and cable TV. Comment: Information necessary for minor site plan because of potential effect on utility systems. Only general location for telephone, electric and cable TV required.							X	X	X				X

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

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
			Subdivision	Site Plan	General Development Plan	Subdivision		Site Plan					
						Preliminary	Final	Preliminary	Final				
48. <u>Item</u> : Sight triangles. <u>Comment</u> : Necessary even for minor applications because sight triangle easement created.			X			X	X				X		X
49. <u>Item</u> : Vehicular and pedestrian circulation patterns (less detail necessary for pre-application-concept plan and GSP stages). <u>Comment</u> : See Item 44.	X			X		X	X	X					X
50. <u>Item</u> : Parking plan showing spaces, size and type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions. <u>Comment</u> : See Item 44.							X	X			X		
51. <u>Item</u> : Preliminary architectural plan and elevations. <u>Comment</u> : Not required where building is not proposed.				X							X		
52. <u>Item</u> : Plans and legal documents for compliance with West Orange COAH Ordinances.			X	X		X	X	X			X		X
													N/A

⊕ Proposed restrictions or covenants do not have to be included for pre-application-concept plan and GDP.
 ⊗ 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 aw

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

SUSTAINABILITY CHECKLIST FORM

N/A

NOTE: SOLAR PANELS PROPOSED

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

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

As of April 2, 2015

EXHIBIT A

PROJECT DESCRIPTION

Applicant/Tenant : The Library of New Jersey, Inc.

Property: 1 & 5 Washington Street
Block 120.01, Lots 24 & 26 (the “Property”)

Zoning: (B-1) Commercial Zone

The Property is approximately 0.32 acres located at 1 & 5 Washington Street (CR 671) within the B-1 zone of the Township of West Orange. The Property enjoys direct access and egress from both Washington Street and Meade Street and is improved with an existing 5,880 square foot (footprint) one story commercial building (the “Building”) with parking areas adjoining both Washington Street and Meade Street.

The Applicant seeks to renovate approximately 2,500 square feet of the interior of the Building’s commercial space into a Class 5 Cannabis Adult Recreational Retail Dispensary (Micro). The existing Building façade will be painted black and code compliant façade signage will be affixed to the façade of the Building facing Washington Street. New landscaping is proposed along the rear buffer of the Property and new exterior lighting is proposed in the front, side and rear of the Property. In addition, Applicant proposed to install roof mounted solar panels and to paint the roof white.

The front and rear parking areas of the Property will be restriped to accommodate sixteen (16) parking spaces, as required per the Township’s Code, including an electric vehicle space in the front parking area and a loading area in the rear parking area. A new 4’ wide concrete walkway will also be installed in the rear parking area.

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

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

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

Condition	Applicant’s Compliance
(1) The Licensed Cannabis Entity shall be required to have a Local License pursuant to Chapter 5, § 5-34 of the Township of West Orange Municipal Code.	Applicant will comply and will continue to seek a Local License from the Township. Prior to operation of the facility, final licensing from the Township Council will be required, consistent with Chapter 5-34

	of the Township Code. However, the Township license is not a prerequisite to the Board's approval and execution of any final site plan set submitted as part of this Application.
(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.	Applicant complies. See 200' list which is enclosed within this application.
(3) No Licensed Cannabis Entity shall be housed in a vehicle or any movable or mobile structure.	Applicant complies. The existing commercial Building will contain the proposed Class V Cannabis Retail Dispensary.
(4) No Licensed Cannabis Entity shall be allowed to operate as a Home Occupation.	Applicant complies. The Building is not a home.
(5) Any signage for a Licensed Cannabis Entity shall be subject to the approval from either the Planning Board or the Zoning Board of Adjustment.	Applicant is proposing signage consistent with the existing conditions and the Code. See submitted Signage Plan, prepared by Tap Design Group (Ari Sorkin), dated July 1, 2023.
(6) A Licensed Cannabis Entity shall meet of the required security measures as set forth in Chapter 5, § 5-34 of the Township of West Orange Municipal Code	Applicant will comply. Applicant has submitted a comprehensive Security Plan as part of its Application for Local Support for the Suitability of a Cannabis Business to the Township and to the Township's Cannabis Advisory Group, of which the Township's Chief of Police was a designated Member. Applicant has requested and will conduct additional meeting with representatives of the Township Police Department, as well as any other Township officials as is necessary to ensure the property safety at the property.
(7) Cannabis Consumption Areas, as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A.	Applicant complies. No consumption area is proposed.

24:6I-31, et. seq., shall be prohibited from all Licensed Cannabis Entities.	
--	--

Township Council Resolution 225-23, enclosed as part of this Application as Exhibit B, represents a Resolution of Local Support by the Township and recognizes that the subject property is located within the B-1 zone and is suitable for the operations of a Class 5 Cannabis Retail Dispensary. Applicant is highly qualified to operate the proposed use in West Orange, as has been investigated by the Township of West Orange Cannabis Advisory Group and Township Council and which can be further testified to at the hearing of this application.

The Property is presently developed, and has existing buffering, parking, and access consistent with a retail use in the B-1 Zone. Pre-existing non-conformities are not being exacerbated by the proposed use.

Parking

As mentioned, Applicant is proposing sixteen (16) parking spaces, in compliance with the Township's parking and ADA requirements. The site will feature one loading space in the rear of the Property and one electric vehicle space in the front parking area with access to Washington Street.

Other Regulatory Approvals Required

The Application requires approval or exemption from the Essex County Planning Board because the site is situated on a County Road (CR 671). As mentioned, prior to operation of the facility, final licensing from the Township Council will be required, consistent with Chapter 5-34 of the Township Code. However, the Township license is not a prerequisite to the Board's approval and execution of any final site plan set submitted as part of this Application.

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

- Item 10: As subdivision is not proposed, no Monumentation is required.
- Item 22: Applicant does not propose any staging of development on the Property.
- Item 24: No variances are requested at this time, and no list is provided.
- Item 25: No design waivers or exceptions are proposed, and accordingly, no list is provided.
- Items 30-33: Excepting a new 4 foot wide concrete walkway in the rear parking area, Applicant does not propose any exterior improvements to or regrading of the property, and accordingly no topographical, contour intervals or physical feature information is provided.
- Items 34-38, 40-43: The Applicant does not propose any changes to drainage or soil disturbance and is not proposing any new road ways.
- Item 44: Applicant is proposing new exterior lighting (See Sheet A-4), but has not submitted a Lighting Plan with this Application. Therefore, Applicant is seeking a waiver of this requirement. If deemed necessarily by the Board, Applicant will submit a lighting compliance plan as a condition of approval.
- Item 45: Applicant is proposing new landscaping along the buffer of the rear parking area, but has not submitted a Landscape Plan by a certified Landscape Architect. Applicant requests a

waiver of this requirement due to the minor nature of the landscaping improvements being proposed. If deemed necessarily by the Board, Applicant will comply with this requirement a condition of approval.

- Items 48 & 49: Applicant does not include any information on sight triangles or vehicular and pedestrian circulation, as all are existing.
- Item 52: COAH Ordinances are not applicable to this Application, therefore plans and legal documents demonstrating compliance therewith are not provided.
- Sustainability Checklist Form: The Applicant is reusing and fitting out an existing tenant space in an existing commercial building, and therefore is not seeking to modify, construct, or renovate the structure, and seeks a waiver of these requirements accordingly. Applicant is proposing a roof mounted solar installation and will comply with reasonable Township requirements for same, if deemed necessary, as a condition of approval.

EXHIBIT B

RESOLUTION

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

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

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

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

WHEREAS, on July 13, 2021, the Township Council for the Township of West Orange (the “Township”) adopted Ordinance 2647-21 (the “Cannabis Ordinance”) which establishes both the zoning requirements and the Township’s licensing requirements for Licensed Cannabis Entities which seek to operate within the Township; and

WHEREAS, on October 25, 2022, the Township Council for the Township of West Orange (the “Township”) adopted Resolution 284-22 expressing the Township’s support for **THE LIBRARY OF NEW JERSEY, INC. (the “Applicant”)** for a proposed cannabis related business with the proposed location at 24 Park Avenue; and

WHEREAS, on May 15, 2023, the Applicant sent a letter to the Township advising that the property owner at 24 Park Avenue terminated the lease for use of the property at 24 Park Avenue with the Applicant; and

WHEREAS, the Applicant was seeking to revise the resolution adopted by the Township Council expressing the Township's support for the proposed cannabis retail business with a new location; and

WHEREAS, pursuant to the Township's instruction, on May 24, 2023, the Applicant submitted an updated application for Local Support from the Township with a new proposed location at **1-3 Washington Street** for its proposed cannabis retail business; and

WHEREAS, on Thursday, May 25, 2023 by way of an email vote, a majority of the members of the Township Council voted to authorize the revision to the resolution of Local Support for Applicant's proposed cannabis retail business as the new proposed location at **1-3 Washington Street**; and

WHEREAS, the Local Support as set forth in this resolution and the prior resolution adopted as to Local Support for the prior location 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

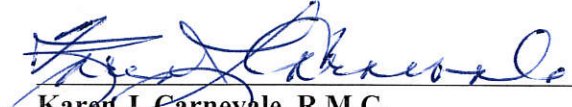
NOW THEREFORE, BE IT RESOLVED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF WEST ORANGE, that the Township authorizes the revision to Resolution 284-22 to replace the address listed as 24 Park Avenue to the address at **1-3 Washington Street** and further declares its Local Support for the new proposed location of the Applicant's proposed cannabis related business at

1-3 Washington Street; and be it further

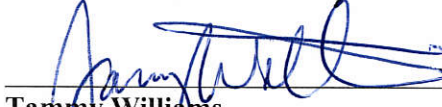
RESOLVED, that the revision of Resolution 284-22 shall be subject to a ratification by a vote of the Township Council at its next Township Council meeting; and be it further

RESOLVED, that the Local Support as declared in this Resolution and previously declared in Resolution 284-22 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.
Township Clerk



Tammy Williams
Council President

Adopted: June 13, 2023



State of New Jersey
CANNABIS REGULATORY COMMISSION

PHILLIP D. MURPHY
Governor

P.O. BOX 216
TRENTON, N.J. 08625-0216

SHEILA Y. OLIVER
Lt. Governor

DIANNA HOUEYOU, *Chair*
SAMUEL DELGADO, *Vice Chair*
KRISTA NASH, *Commissioner*
MARIA DEL CID-KOSSO, *Commissioner*
CHARLES BARKER, *Commissioner*
JEFF BROWN, *Executive Director*

July 29, 2022

The Library of New Jersey Inc.
Joseph Kelley
jkelley3@kelleylg.com
263 South 25th Street
Philadelphia, PA 19103

Re: **FINAL AGENCY DECISION**
APPROVAL OF CONDITIONAL LICENSE APPLICATION

Dear Joseph Kelly:

Congratulations! The New Jersey Cannabis Regulatory Commission ("NJ-CRC") has received and reviewed your application for a Class 5 Cannabis Retailer to operate an adult personal-use cannabis business in the state of New Jersey. Upon the completion of the NJ-CRC's review, your application for a conditional license has been approved.

Pursuant to N.J.A.C. 17:30-7.2(f), the NJ-CRC shall approve a conditional license application where the applicant (1) has submitted a complete conditional license application in accordance with N.J.A.C. 17:30-7.3 and the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1; (2) has scored sufficiently high to be issued a conditional license in accordance with the criteria included in the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1 and 7.3; (3) is qualified to hold a conditional license pursuant to N.J.A.C. 17:30-7.4; and (4) has submitted application fees pursuant to N.J.A.C. 17:30-7.17. The above-referenced entity has satisfied all criteria.

Following this written notice of approval, the license applicant must notify the NJ-CRC within five (5) business days whether it will accept the license, or if it will abandon the license. Acceptance or abandonment of the license can be supplied by a letter from the applicant's listed primary contact, submitted electronically to crc.licensing@crc.nj.gov. Pursuant to N.J.A.C. 17:30-7.5(c), failure of the applicant to notify the NJ-CRC of its decision to accept or abandon the license by the specified deadline shall result in the license being deemed abandoned.

Should you choose to accept this license, the NJ-CRC will continue to verify information contained in your application and notify you when to submit the required conditional license application approval fee established at N.J.A.C. 17:30-7.17. Following receipt of the conditional license application approval fee,

the NJ-CRC will issue the conditional license and provide the same to the applicant.

Acceptance of the license, submission of the conditional license application approval fee, and issuance of the conditional license by the NJ-CRC to the applicant triggers the beginning of the conditional license phase as established at N.J.A.C. 17:30-7.6. During the conditional license phase, the conditional license holder must (1) establish control of the proposed site; (2) gain municipal approval; and (3) develop and submit a conditional license conversion application. The conditional license phase commences on the date the conditional license is issued to the license applicant and expires after 120 calendar days. Pursuant to N.J.S.A. 24:6I-36b.(2)(d)(i) the NJ-CRC may extend the conditional license phase of any applicant for an additional 45 calendar days at its discretion. **To create better efficiency and to support new applicants, the NJ-CRC will automatically extend the conditional license phase for the above-listed applicant for an additional 45 calendar days.** The applicant may satisfy the conditional license phase and begin the process to convert to an annual license at any time prior to the end date for the conditional license phase. The additional 45 calendar days are offered as a courtesy and to prevent the necessity of the applicant submitting a formal request for extension.

During the conditional license phase, the conditional license holder shall not engage in purchasing, possessing, selling, cultivating, manufacturing, or selling cannabis or cannabis products. N.J.A.C. 17:30-7.6(e). Failure to adhere to this restriction may subject the applicant to adverse action by the Commission and may expose the applicant to law enforcement action.

The following activities are permitted during the conditional license phase:

1. The conditional license holder may obtain additional funding by adding new loans or gifts from new or existing financial sources not listed in the conditional license application. Conditional license applicants are reminded, however, that during the conversion phase, the NJ-CRC may investigate and may conduct probity review of the license applicant, its owners, principals, and related entities and their finances, ownership, and control structure (See N.J.A.C. 17:30-7.7(e)), and conditional license holders are therefore advised to not execute any additional financing agreements that have not been received and reviewed by the NJ-CRC;
2. The conditional license holder may change the proposed location of the cannabis business, and such new location shall be reflected in the conditional license conversion application;
3. The conditional license holder may notify the NJ-CRC of its intention to abandon the license, which will then be returned to the Commission; and
4. The majority share of the ownership interest in the license holder shall remain the same as at the time of license issuance, however:
 - a. An owner or passive investor of the conditional license holder may transfer ownership interest to another qualified party; and
 - b. The conditional license holder may add new qualified owners and principals.

Certain businesses are subject to the following additional restrictions:

1. A Diversely-Owned Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Diversely-Owned business criteria, pursuant to N.J.A.C. 17:30–6.4;
2. An Impact Zone Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Impact Zone Business criteria, pursuant to N.J.A.C. 17:30–6.5;

3. A Social Equity Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Social Equity Business criteria, pursuant to N.J.A.C. 17:30–6.6;
4. A Microbusiness conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Microbusiness criteria, pursuant to N.J.A.C. 17:30–6.7; and
5. A conditional license holder shall not violate the limitations on owners and principals, pursuant to N.J.A.C. 17:30–6.8.

Prior to the end of the conditional license phase, the applicant must submit its conditional cannabis business conversion application pursuant to N.J.A.C. 17:30-7.8. If granted, the license will be converted from a conditional license to an annual license, subject to all conditions set forth in N.J.A.C. 17:30-7.9 through 7.14.

As a conditional license awardee, you are subject to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization (“CREAMM”) Act as well as all regulations implementing the CREAMM Act, set forth at N.J.A.C. 17:30. The NJ-CRC recommends that you familiarize yourself with those sections of the regulation pertaining to conditional cannabis licenses, specifically N.J.A.C. 17:30-7.2 through 7.8.

Again, congratulations on your successful application and thank you for your interest in working with the NJ-CRC to establish a safe and equitable cannabis industry for the state of New Jersey. Should you have any questions regarding this correspondence, please submit your inquiry to the NJ-CRC Licensing inbox at crc.licensing@crc.nj.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'DH', with a long horizontal line extending to the right.

Dianna Houenou
Chairperson
New Jersey Cannabis Regulatory Commission

EXHIBIT C



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY

Mayor

GENIECE GARY-ADAMS

Zoning Official

Tel: (973) 325-4119

Fax: (973) 325-3959

Email: zoningofficial@westorange.org

May 30, 2023

New Jersey Cannabis Regulatory Commission
c/o The Library of New Jersey, Inc.
712 Trotting Road
Union, NJ 07083

**Re: The Library of New Jersey, Inc.
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 been advised that Applicant the Library of New Jersey, Inc. (the "Library") has advised the Township that the lease of its previous proposed location for its Cannabis Entity at 24 Park Avenue, West Orange, New Jersey 07052 has been terminated by the property owner. In addition, the Library has submitted to the Township new proposed location for its Cannabis Entity at **1-3 Washington Street, West Orange, NJ 07052**. 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



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www.westorange.org

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

I have reviewed the revised submissions of the Library regarding their request for a revision to its resolution of local support, including the identification of the proposed Cannabis Entity to operate within the Township. The new proposed location of Cannabis Entity is **1-3 Washington Street, West Orange, NJ 07052**. Under the Township's current zoning map, the location is within the B-1 zone.

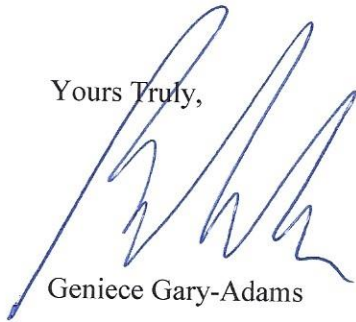
Subject to the Library of New Jersey, Inc's ability to obtain both a license from the Commission and a local license from the Township, including compliance with the required security measures under the Township Municipal Code and approval for any signage from one of the Township's land use boards, the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



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

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

Yours Truly,

A handwritten signature in blue ink, appearing to read "Geniece Gary-Adams", written over a horizontal line.

Geniece Gary-Adams



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EXHIBIT D



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: 6/2/23

BLOCK: 120.01

LOT: 24 QUAL: _____

NAME: King Eli Realty, LLC

ADDRESS: 1 Washington Street

TAXES PAID UNTIL: 7/31/23

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



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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: 6/6/23

BLOCK: 120.01

LOT: 26 QUAL: _____

NAME: A-1 Tank Cleaning Service / King RLTY

ADDRESS: 5 Washington Street

TAXES PAID UNTIL: July 31

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

EXHIBIT E

AFFIDAVIT OF OWNERSHIP AND CONSENT

STATE OF NEW JERSEY

}

} SS.

COUNTY OF Essex

}

I, Joseph Rozehzadeh, being fully sworn, do hereby depose and say:

1. I am an authorized representative of King Eli Realty, LLC, the property owner ("Owner") of certain property known as 1-3 Washington Street, and otherwise known on the official tax maps of the Township of West Orange as Block 120.01, Lot 24 (the "Property").

and 26

2. Owner has entered into a lease with The Library of New Jersey, Inc. ("Tenant").

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

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

6. The undersigned hereby certifies that he is the duly authorized representative of Owner and that the information set forth in this document is true, correct, and complete.

KING ELI REALTY, LLC

Joseph Rozehzadeh
Authorized Representative

Subscribed and sworn before me
This 15th day of June, 2023

Nadiyah Smith-McCoy
Notary Public
My Commission Expires: 7/24/23

NADIYAH C SMITH MCCOY
Notary Public, State of New Jersey
My Commission Expires Jul 24, 2023

EXHIBIT F

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

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) (2)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	120.01	24		1 WASHINGTON STREET	KING ELI REALTY LLC	308 PARK AVE	ORANGE, NJ	07050
West Orange Township	120.01	26		5 WASHINGTON STREET	KING ELI REALTY LLC	308 PARK AVE	ORANGE, NJ	07050

§

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	119	26		224 WATCHUNG AVENUE	TAMARAND REALTY LLC,	513 W MT PLEASANT AVE 206	LIVINGSTON, NJ	07039
West Orange Township	119	27		220 WATCHUNG AVENUE	SOLODZ, PAUL	7 SPRING HILL DRIVE	WEST ORANGE, N. J..	07052
West Orange Township	119	28		216 WATCHUNG AVENUE	JIMENEZ, GERONIMO	216 WATCHUNG AVE.	WEST ORANGE, NJ	07052
West Orange Township	119	30		214 WATCHUNG AVENUE	SANTACRUZ, ROSA	214 WATCHUNG AVE.	WEST ORANGE, NJ	07052
West Orange Township	119	31		212 WATCHUNG AVENUE	ILOGIENBOH, EPHRAIM & CAROLINE	212 WATCHUNG AVE.	WEST ORANGE, N.J.	07052
West Orange Township	119	32		208-210 WATCHUNG AVENUE	SHAYMIYA CORP,	21 KLING STREET	WEST ORANGE, NJ	07052
West Orange Township	119	34		14 WASHINGTON STREET	SMITH, SEYMOUR & MELZA	14 WASHINGTON ST	WEST ORANGE, NJ	07052
West Orange Township	119	35		10-12 WASHINGTON STREET	JHONNY GODOY TRST% G. ARISPE TRUSTE	10-12 WASHINGTON ST	WEST ORANGE, NJ	07052
West Orange Township	119	37		2-6 WASHINGTON STREET	440 WASHINGTON REALTY CO %RASKIN	10 MARIE TERRACE	WEST ORANGE, NJ	07052
West Orange Township	119	38.01		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052
West Orange Township	119	42.01		224 WATCHUNG AVENUE REAR	440 WASHINGTON REALTY CO	440 WASHINGTON STREET	ORANGE, NEW JERSEY	07050

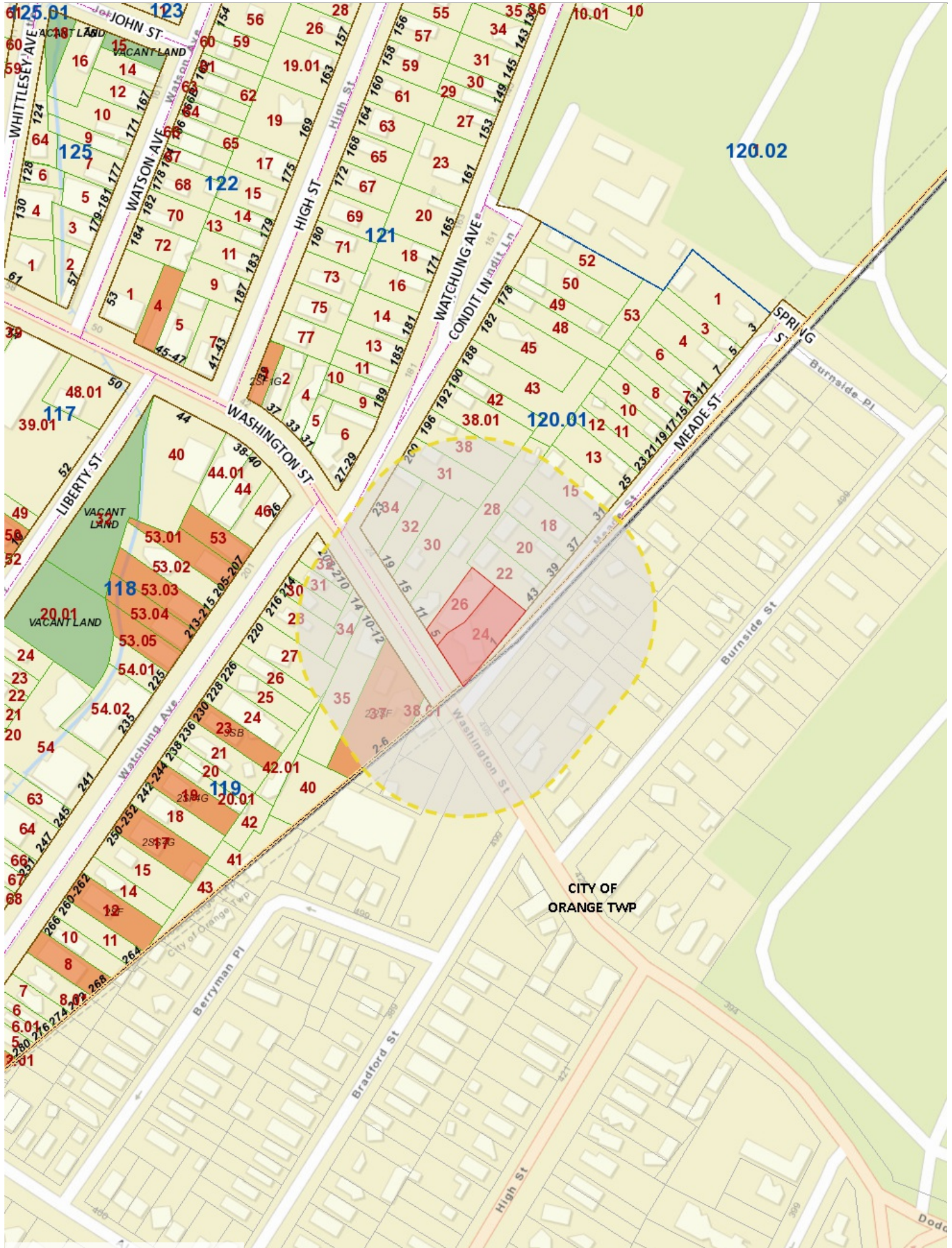
Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
West Orange Township	120.01	15		31 MEADE STREET	MOHABIR, LATCHMAN & MELISSA	31 MEADE STREET	WEST ORANGE, NJ	07052
West Orange Township	120.01	18		37 MEADE STREET	JARA, MARIA BELEN & MORALES, BRYAN	37 MEADE ST	WEST ORANGE, NJ	07052
West Orange Township	120.01	20		39 MEADE STREET	LEFKOM ENTERPRISES LLC	39 MEADE ST.	WEST ORANGE, N.J.	07052
West Orange Township	120.01	22		43 MEADE STREET	QUIZAN, VIOLETA	43 MEADE STREET	WEST ORANGE, NJ	07052
West Orange Township	120.01	24		1 WASHINGTON STREET	KING ELI REALTY LLC	308 PARK AVE	ORANGE, NJ	07050
West Orange Township	120.01	26		5 WASHINGTON STREET	KING ELI REALTY LLC	308 PARK AVE	ORANGE, NJ	07050
West Orange Township	120.01	28		11 WASHINGTON STREET	SILIRAS, ANTONIO &MICHAEL, THEODORE	11 WASHINGTON STREET	WEST ORANGE, N.J.	07052
West Orange Township	120.01	30		15 WASHINGTON STREET	MELENDEZ, MARIA	15 WASHINGTON ST	WEST ORANGE, NJ	07052
West Orange Township	120.01	31		200 WATCHUNG AVENUE	LOTT, HARVEY L & JACQUELINE O.	200 WATCHUNG AVE	WEST ORANGE, NJ	07052
West Orange Township	120.01	32		19 WASHINGTON STREET	BYRNE: 19 WASHINGTON ST., LLC	29 DOGWOOD ROAD	WEST ORANGE, NJ	07052
West Orange Township	120.01	34		23 WASHINGTON STREET	BYRNE: 19 WASHINGTON ST., LLC	29 DOGWOOD ROAD	WEST ORANGE, NJ	07052
West Orange Township	120.01	38		196 WATCHUNG AVENUE	REYNOLDS, THOMAS & AMY	196 WATCHUNG AVE	WEST ORANGE, NJ	07052
West Orange Township	120.01	38.01		192 WATCHUNG AVENUE	QUIGLEY, TIMOTHY	9 IMPATIENS COURT	BRICK, NJ	08724

Adjacent Towns (20)

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	301	1		439 WASHINGTON STREET	RUIZ RAUL & WIFE	437 WASHINGTON STREET	ORANGE NJ	07050
City of Orange Township	301	2		437 WASHINGTON STREET	RUIZ, RAUL	437 WASHINGTON ST	ORANGE, NJ	07050
City of Orange Township	301	3		435 WASHINGTON STREET	ANNULYSE, JEAN	435 WASHINGTON STREET	ORANGE, NJ	07050
City of Orange Township	301	4		444 MEADE STREET	BRICE, MICHAEL	444 MEADE STREET	ORANGE, NJ	07050
City of Orange Township	301	5		448 MEADE STREET	CHENEY, ROSE	448 MEADE STREET	ORANGE N J	07050
City of Orange Township	301	6		452 MEADE STREET	CHAMPAGNE, CHRISTINE	452 MEADE STREET	ORANGE, NJ	07050
City of Orange Township	301	7		454 MEADE STREET	QUINN, THOMAS	54 LAWRENCE ROAD	RANDOLPH, NJ	07869
City of Orange Township	301	8		458 MEADE STREET	EDWARDS, COREY D. & TIFFINY S.	458 MEADE ST.	ORANGE, NJ	07050

Town	Block	Lot	Qualifier	Location	Owner	Owner Address	Owner City/State	Owner Zip
City of Orange Township	301	9		464 MEADE STREET	SUBY, CARLOS MORGAN	464-462 MEADE STREET	ORANGE, NJ	07050
City of Orange Township	301	30		451 BURNSIDE STREET	BURNSIDE ST ORANGE LLC	451 BURNSIDE ST	ORANGE, NJ	07050
City of Orange Township	301	31		445 BURNSIDE STREET	DUTAN, VICTOR & MARIA	445 BURNSIDE ST	ORANGE, NJ	07050
City of Orange Township	301	32		443 BURNSIDE STREET	PC8 REO LLC	2500 MCCLELLAN AVE STE200	PENNSAUKEN, NJ	08109
City of Orange Township	301	33		437 BURNSIDE STREET	GUARANTE, CARLO A & ROBERT A	P.O. BOX 1631	LIVINGSTON, N.J.	07039
City of Orange Township	301	35		429 WASHINGTON STREET	DE OCA, JORGE MONTES	429 WASHINGTON STREET	ORANGE, N.J.	07050
City of Orange Township	301	36		433 WASHINGTON STREET	EXANTUS, WIZAN & SANDRA H/W	283 ROBERTS RD	ORANGE, N.J.	07050
City of Orange Township	701	1		2-6 WASHINGTON STREET RL	440 WASHINGTON REALTY CO	440 WASHINGTON STREET	WEST ORANGE, N.J.	07052
City of Orange Township	701	2		444 WASHINGTON STREET	WINFIELD, LEROY & WIFE	25 COVE ROAD	HOPATCONG, NJ	07843
City of Orange Township	701	3		WASHINGTON STREET RL	WINFIELD, ROY & ROSEMARIE H/W	25 COVE ROAD	HOPATCONG, N.J.	07843
City of Orange Township	701	4		440 WASHINGTON STREET	440 WASHINGTON RLTY CO RASKIN, KLARA	10 MARIE TERRACE	WEST ORANGE, NJ	07052
City of Orange Township	701	5		217 BRADFORD STREET	CITY OF ORANGE TOWNSHIP	29 NORTH DAY STREET	ORANGE, NJ	07050

Buffer Report - Map





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

P (973) 952-6062

F (973) 673-5878

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

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

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

**Subject: 1 & 5 Washington Street
Block 120.01 Lot 24 & 26**

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

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

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

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

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

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

Date: June 2nd, 2023

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

**WWW.OrangeNJ.Gov
CMurray@OrangeNJ.Gov**

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
301 1	439 WASHINGTON STREET	1	RUIZ RAUL & WIFE 437 WASHINGTON STREET ORANGE NJ	07050
301 2	437 WASHINGTON STREET	2	RUIZ, RAUL 437 WASHINGTON ST ORANGE, NJ	07050
301 3	435 WASHINGTON STREET	2	ANNULYSE, JEAN 435 WASHINGTON STREET ORANGE, NJ	07050
301 4	444 MEADE STREET	2	BRICE, MICHAEL 444 MEADE STREET ORANGE, NJ	07050
301 5	448 MEADE STREET	2	CHENEY, ROSE 448 MEADE STREET ORANGE N J	07050
301 6	452 MEADE STREET	2	CHAMPAGNE, CHRISTINE 452 MEADE STREET ORANGE, NJ	07050
301 7	454 MEADE STREET	2	QUINN, THOMAS 54 LAWRENCE ROAD RANDOLPH, NJ	07869
301 8	458 MEADE STREET	2	EDWARDS, COREY D. & TIFFINY S. 458 MEADE ST. ORANGE, NJ	07050
301 9	464 MEADE STREET	2	SUBY, CARLOS MORGAN 464-462 MEADE STREET ORANGE, NJ	07050
301 30	451 BURNSIDE STREET	2	BURNSIDE ST ORANGE LLC 451 BURNSIDE ST ORANGE, NJ	07050
301 31	445 BURNSIDE STREET	2	DUTAN, VICTOR & MARIA 445 BURNSIDE ST ORANGE, NJ	07050
301 32	443 BURNSIDE STREET	2	ALY, MOHAMED 11 LINCOLN PLACE WAYNE, NJ	07470
301 33	437 BURNSIDE STREET	4A	GUARANTE, CARLO A & ROBERT A P.O. BOX 1631 LIVINGSTON, N.J.	07039

Block Lot Qual	Property Location Additional Lot Additional Lot	Property Class	Owner Address City, State	Zip Code
301 35	429 WASHINGTON STREET	2	DE OCA, JORGE MONTES 429 WASHINGTON STREET ORANGE, N.J.	07050
301 36	433 WASHINGTON STREET	2	EXANTUS, WIZAN & SANDRA H/W 283 ROBERTS RD ORANGE, N.J.	07050
701 1	2-6 WASHINGTON STREET RL ASSESSED IN W.ORANGE	15F	440 WASHINGTON REALTY CO 440 WASHINGTON STREET WEST ORANGE, N.J.	07052
701 2	444 WASHINGTON STREET	2	WINFIELD, LEROY & WIFE 25 COVE ROAD HOPATCONG, N J	07843
701 3	WASHINGTON STREET R L	4A	WINFIELD, ROY & ROSEMARIE H/W 25 COVE ROAD HOPATCONG, N.J.	07843
701 4	440 WASHINGTON STREET	4A	440 WASHINGTON RLTY CO RASKIN, KLARA 10 MARIE TERRACE WEST ORANGE, NJ	07052
701 5	217 BRADFORD STREET	15C	CITY OF ORANGE TOWNSHIP 29 NORTH DAY STREET ORANGE, NJ	07050

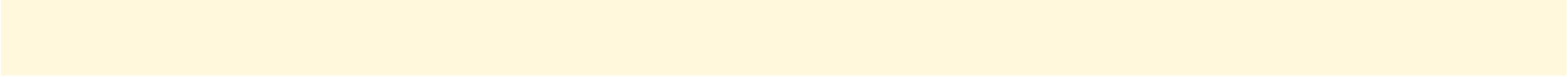
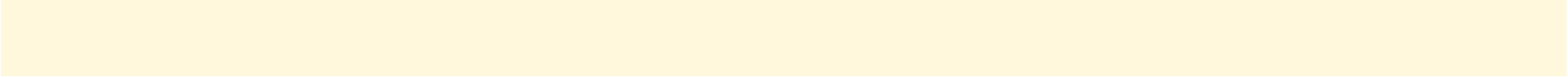
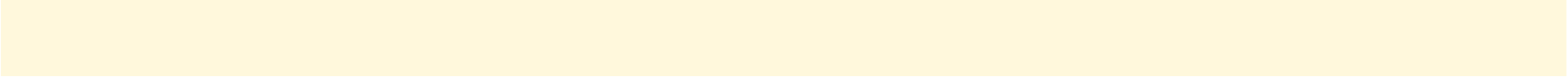


EXHIBIT G

CORPORATE OWNERSHIP DISCLOSURE

Applicant: The Library of New Jersey, Inc. (712 Trotting Road, Union New Jersey 07083)

Property (Tenant): Block 120.01, Lots 24& 26 (1 & 5 Washington Street, West Orange, New Jersey 07052)

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

- Charles Penn
712 Trotting Road
Union, New Jersey 07083
- Corey Dishmen
64 Llewellyn Avenue
West Orange, New Jersey 07052

EXHIBIT H



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		5619728	6699980
	Recorded Document to be Returned by Submitter to: ACRES LAND TITLE AGENCY, INC. 55 ESSEX STREET MILLBURN, NJ 07041			
Official Use Only JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2021122878 RECORDED ON Oct 12, 2021 10:04:01 AM Total Pages: 7 COUNTY REALTY TAX \$980.00 COUNTY REALTY TAX - \$490.00 PHPFA NJ PRESERVATION ACCOUNT \$35.00 REGISTER RECORDING FEE \$45.00 STATE REALTY TAX \$2,450.00 STATE REALTY TAX - \$1,854.00 EAA STATE REALTY TAX - \$2,324.00 GENERAL PURPOSE NJAHTF \$1,245.00 HOMELESSNESS TRUST FUND \$3.00 TOTAL PAID \$9,426.00 INV: 522540 USER: KS	Submission Date (mm/dd/yyyy)		10/07/2021	
	No. of Pages (excluding Summary Sheet)		5	
	Recording Fee (excluding transfer tax)		\$83.00	
	Realty Transfer Tax		\$9,343.00	
	Total Amount		\$9,426.00	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
		560085		

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Essex County Register Document Summary Sheet

DEED/NO
EXEMPTION
FROM REALTY
TRANSFER FEE

Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
Consideration	\$980,000.00				
Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
Document Date	09/30/2021				
Reference Info					
Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
GRANTOR	Name			Address	
	A-1 TANK CLEANING SERVICE INC			3 WASHINGTON STREET, WEST ORANGE TOWNSHIP, NJ 07052	
	A1 TANK CLEANING SERVICE INC			3 WASHINGTON STREET, WEST ORANGE, NJ 07052	
GRANTEE	Name			Address	
	KING ELI REALTY LLC			308 PARK AVENUE, ORANGE, NJ 07050	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	99	120.01	24		99
	99	120.01	26		99

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

Prepared by:

Alan G. Trembulak, Esq.

D E E D

This Deed is made on September 30, 2021

BETWEEN

A1 TANK CLEANING SERVICE, INC.,
incorrectly shown on prior Deed as
A-1 Tank Cleaning Service, INC.,
New Jersey domestic profit corporation

whose address is 3 Washington Street, West Orange, New Jersey 07052, referred to as the Grantor,

AND

KING ELI REALTY LLC,
a New Jersey limited liability company

whose address is 308 Park Avenue, Orange, New Jersey 07050, referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of NINE HUNDRED EIGHTY THOUSAND AND 00/100 (\$980,000.00) DOLLARS. The Grantor acknowledges receipt of this money.

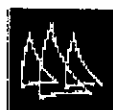
Tax Map Reference. (N.J.S.A. 46:15-1.1)
Municipality of West Orange Block No. 120.01 Lot Nos. 24 & 26

Property. The property consists of the land and all the buildings and structures on the land in the Township of West Orange, County of Essex and State of New Jersey. The legal description is:

See Legal Description attached hereto.

BEING the same premises conveyed to A-1 Tank Cleaning Service, Inc., by Deed from Egbert Associates, Inc., dated October 12, 1999, recorded November 3, 1999 in the Essex County Register's Office in Deed Book 5653, Page 839.

BEING commonly known as 1 Washington Street, West Orange, New Jersey 07052.



WESTCOR

LAND TITLE INSURANCE COMPANY

**SCHEDULE A
REVISED LEGAL DESCRIPTION
330337**

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of West Orange, in the County of Essex, State of New Jersey:

Tract 1: Beginning at a point in the northeasterly line of Washington Street distant 75.00 feet northwesterly along the same from the northwesterly line of Meade Street; thence (1) Along the said line of Washington Street North 26 degrees 18 minutes west 28.57 feet to line of lands now or formerly of Elizabeth Mooney; thence (2) Along the same North 42 degrees 40 minutes east 117.34 feet to a point which is in range with the northerly side of the concrete block building standing on the premises herein described; thence (3) South 51 degrees 15 minutes east and along said side of the aforesaid building 35.46 feet to a point which is 71.65 feet northwesterly from the northwesterly line of Meade Street measured at right angles thereto; thence (4) North 46 degrees 30 minutes east 1.01 feet; thence (5) South 43 degrees 30 minutes east 10.05 feet to a line which if extended would interest the northwesterly line of Meade Street at a point distant 153.50 feet from the northeasterly line of Washington Street on a course of North 46 degrees 30 minutes east; thence (6) South 46 degrees 30 minutes west and along the southeasterly side of the building standing on the premises herein described 73.79 feet; thence (7) Still along the same south 64 degrees 35 minutes west 30.68 feet; thence (8) South 46 degrees 30 minutes west 28.37 feet to the northeasterly line of Washington Street and the point and place of beginning.

Tract II: Beginning at the corner formed by the intersection of the northeasterly line of Washington Street with the northwesterly line of Meade Street and from thence running along said line of Washington Street North twenty six degrees eighteen minutes west seventy five feet; thence running North forty six degrees thirty minutes east twenty eight and thirty seven hundredths feet; thence running north sixty four degrees thirty five minutes east thirty and sixty eight hundredths feet; thence running North forty six degrees thirty minutes east seventy three and seventy nine hundredths feet to the southwesterly line of Lot fronting on Meade Street; thence running along the same South forty three degrees thirty minutes east sixty one and sixty hundredths feet to the northwesterly line of Meade Street; thence running along the same South forty six degrees thirty minutes west one hundred fifty three and fifty hundredths feet to the northeasterly line of Washington Street and the point or place of beginning.

Being further described as follows:

BEGINNING AT A POINT ON THE NORTHEASTERLY LINE OF WASHINGTON STREET (60 FEET WIDE)
WHERE THE SAME IS INTERSECTED BY THE NORTHWESTERLY LINE OF MEADE STREET (40 FEET WIDE),
AND FROM SAID POINT RUNNING; THENCE

- 1) ALONG SAID NORTHEASTERLY LINE OF WASHINGTON STREET, NORTH 26 DEGREES 18 MINUTES 00 SECONDS WEST, A DISTANCE OF 103.57 FEET TO A POINT; THENCE
- 2) NORTH 42 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 117.34 FEET TO A POINT; THENCE
- 3) SOUTH 51 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 35.40 FEET TO A POINT; THENCE
- 4) NORTH 46 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 1.01 FEET TO A POINT; THENCE
- 5) SOUTH 43 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 71.65 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF MEADE STREET; THENCE
- 6) ALONG THE SAME, SOUTH 46 DEGREES 30 MINUTES 00 SECONDS WEST, A DISTANCE OF 153.50 FEET TO THE POINT AND PLACE OF BEGINNING.

SAID DESCRIPTION IS IN ACCORDANCE WITH A SURVEY MADE BY BUTLER SURVEYING AND MAPPING, INC., DATED SEPTEMBER 11, 2021

For information purposes only: Being known as tax lot 24 and 26 in tax block 120.01 on the official tax map of the Township of West Orange, Essex County, State of NJ.

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s) A1 Tank Cleaning Service, Inc. *incorrectly shown on prior deed as A-1 Tank Cleaning Service, Inc. ©*
Current Street Address c/o Steven E. Lee, 533 Logan Drive
City, Town, Post Office Landing State NJ ZIP Code 07850

Property Information

Block(s) 120.01 Lot(s) 24 & 26 Qualifier
Street Address 1 Washington Street
City, Town, Post Office West Orange State NJ ZIP Code 07052

Seller's Percentage of Ownership 100 Total Consideration \$980,000.00 Owner's Share of Consideration \$980,000.00 Closing Date 9/30/21

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

- 1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
- 2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
- 3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
- 4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
- 5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
- 6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
- 8. ☐ Seller did not receive non-like kind property.
- 9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
- 10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
- 11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
- 12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
- 13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
- 14. ☐ The property transferred is a cemetery plot.
- 15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
- 16. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
- 17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

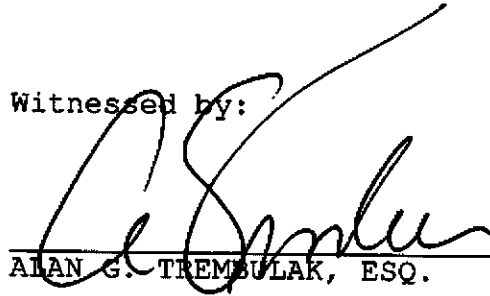
The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

9/30/21 Date Signature (Seller) *Steven E. Lee* Indicate if Power of Attorney or Attorney in Fact Steven E. Lee, Vice President

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:


ALAN G. TREMBULAK, ESQ.

A1 TANK CLEANING SERVICE, INC.

Incorrectly shown on prior deed as A-1 Tank Cleaning Service, Inc.

By:

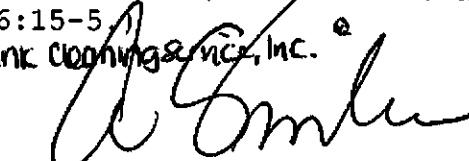

STEVEN E. LEE, Vice-President

STATE OF NEW JERSEY :
: ss.
COUNTY OF ESSEX :

I CERTIFY that on September ³⁰, 2021, STEVEN E. LEE, Vice-President of A1 Tank Cleaning Service, Inc.* (the "Corporation"), personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) was authorized to and did execute this Deed as the President of the Corporation;
- (c) executed this instrument for and on behalf of the Corporation named in this Deed; and
- (d) made this Deed for \$980,000.00 consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

* *Incorrectly shown on prior deed as A-1 Tank Cleaning Service, Inc.*


ALAN G. TREMBULAK

An Attorney at Law of New Jersey

Record and Return to:

Acres Land Title Agency, Inc.
P.O. Box 769
Millburn, New Jersey 07041

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY

ESSEX

SS. County Municipal Code
0722

MUNICIPALITY OF PROPERTY LOCATION

West Orange

FOR RECORDER'S USE ONLY
Consideration \$ 780,000.00
RTF paid by seller \$ 9343.
Date 10/12/21 By KS

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Steven E. Lee (Name) being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Vice President of the Grantor in a deed dated September 30, 2021 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 120.01 Lot number 24 & 26 located at
1 Washington Street, West Orange, New Jersey 07052
(Street Address, Town) and annexed thereto.

(2) CONSIDERATION \$ 980,000.00 (Instructions #1 and #5 on reverse side) ☒ no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ 465,000.00 + 83.70 % = \$ 555,555.56

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or;
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side)
☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side)

☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☒ NEW CONSTRUCTION* printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side)

☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 30 day of September, 2021

Signature of Deponent

Steven E. Lee, Vice President of

Grantor Name
A-1 Tank Cleaning Service, Inc.

533 Logan Drive
Landing, New Jersey 07850

3 Washington Street
West Orange, New Jersey 07052

Deponent Address

Grantor Address at Time of Sale

ALAN G. TREMBULAK
An Attorney at Law of
New Jersey

xxx-xxx-623
Last three digits in Grantor's Social Security Number

A. Most Upstream Settlement
Name/Company of Settlement Officer

FOR OFFICIAL USE ONLY
Instrument Number Essex
Deed Number Book Page
Deed Dated 9/30/21 Date Recorded 10/12/21

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY

PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/lpt/ocaltax.htm

EXHIBIT I

PB-12-25T/Fred Thompson d/b/a
2nd Round Thrift Shop

1 Washington Street, West Orange, NJ 07052

RESOLUTION OF THE PLANNING BOARD OF THE
TOWNSHIP OF WEST ORANGE
TECHNICAL REVIEW COMMITTEE

Granting technical site plan approval (technical review subcommittee), without variances, to operate 2nd Round Thrift Shop.

WHEREAS, the Technical Review Committee of the Planning Board of the Township of West Orange, at a meeting held on **September 13, 2012**, considered the application for technical site plan approval, without variances, to operate a **retail thrift shop for clothing apparel, accessories and small appliances** on property located in the **B-1 Zone**, identified as **Block 120.01, Lot 24**, which was submitted by **Fred Thompson** (the "Applicant"); and

WHEREAS, the Planning Board considered the presentation of the Applicant, **Fred Thompson**,

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 Technical Review Committee of the Planning Board have been properly invoked and exercised; and the Technical Review Committee of the Planning

Board having conducted a vote on this application on **September 13, 2012**; and

WHEREAS, the Applicant requested technical site plan approval, without variances, to operate a **retail thrift shop**;

NOW, THEREFORE, does the Planning Board (Technical Review Committee) 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 technical site plan approval, without variances, to operate **2nd Round Thrift Shop**.

2. The Board (Technical Review Committee) has recommended and the Applicant has agreed to the following additional conditions of approval:

(1) Applicant to obtain sign permit; signage to be approved by Planning Director or Zoning Official;

(2) Graffiti to be removed from exterior façade on right (north) side of building;

(3) Fencing in rear of property to be repaired and repainted;

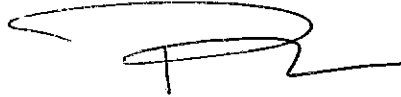
(4) Applicant to register business with the West Orange Fire Department;

(5) Applicant agrees to secure from the Building Department all necessary building permits;

(6) Applicant shall execute, prior to the issuance of a Certificate of Occupancy, an Affidavit of Compliance certifying that all conditions have been fulfilled as set forth within.

NOW, THEREFORE, BE IT RESOLVED that this application for technical site plan approval, without variances, to operate **2nd Round Thrift Shop** is approved, subject to the additional 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.



Robin Miller, Board Secretary
Planning Board of the Township
of West Orange

Dated: October 10, 2012