



WILLIAM C. SULLIVAN, JR. | Partner
wsullivan@sh-law.com
Phone: 201-896-7215

June 2, 2025

BY HAND DELIVERY

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

**Re: Blue Violet Grow, LLC
Conditional Use Approval Application
76 Ashland Avenue
Block 62, Lot 22.01
Our File No.: 15628.1000**

Dear Ms. Vite:

Please be advised that this office represents the Applicant, Blue Violet Grow, LLC in connection with this application for a conditional use and site approval to open and operate a cannabis cultivation and manufacturing facility at 76 Ashland Avenue. As explained in the Rider to the application enclosed herewith, the Applicant has obtained the appropriate Conditional Licenses from the State of New Jersey and the Township's Zoning Officer, Geniece Gary-Adams, has confirmed that the project is in compliance with the Township's zoning requirements, subject to approval by the appropriate local land use board.

The proposed facility is a permitted conditional use in the I-Zone in which the property is located, meaning it is deemed permitted if it satisfies the conditions in the Ordinance. As explained in the Rider to the application and as we will explain at the hearing, this application meets those conditions.

The Applicant also seeks minor site plan approval. The Board will recall that in connection with its approval of a conditional use and minor site plan under Application PB 24-05, Yerrr Canna, LLC by Resolution adopted April 17, 2024, for a similar use in a separate building on the property, the Board imposed a number of conditions including plan revisions. Because revised plans have not submitted, and in order to advance the Blue Violet Grow LLC project, the site plan provided with this application includes all of the plan amendments identified by the Board engineer as

compliance items for the Yerr Canna application, as well as a limited number of items related to this application specifically.

In support of this application, enclosed please find the following documents:

1. Original and four (4) copies of the Application form;
2. Boundary Survey prepared by Vincent Manno, P.L.S. and Topography Survey prepared by Robert L. Cigol, P.L.S. dated July 17, 2023;
3. Architectural Plans entitled "Cannabis Cultivation and Manufacturing Facility Building Renovation" signed by Gianfranco Sarrido of Bersa Architects, dated April 30, 2025 (8 sheets);
4. "Minor Site Plan, Landscaping and Lighting" plan set signed by Joseph Golden P.E., P.P dated April 25, 2025 (2 sheets)
5. List of property owners for notice provided by the Assessor;
6. Proof of payment of taxes;
7. W-9;
8. Correspondence from Geniece Gary-Adams dated December 4, 2024; and
9. Two checks, one in the amount of \$3,500 for professional escrow and the other in the amount of \$450 for the conditional use application fee.

A PDF of the Application will be forwarded by email.

We look forward to the opportunity to present this application to the Board at the earliest opportunity. Thank you for your consideration.

Very truly yours,

/s/ William C. Sullivan, Jr.

WILLIAM C. SULLIVAN, JR.
For the Firm

Enclosures

cc: Jen Hardell
Maria Sarrido
Joseph Golden

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

A. APPLICANT INFORMATION

Full Legal Name: Blue Violet Grow, LLC

Mailing Address: 76 Ashland Avenue, West Orange, NJ 07052

Telephone Number: (917) 797-2546 Email: jen@bluevioletgrow.com

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

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

Relationship of the applicant to the property: ☐ Owner, x 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 owners' authorization to proceed with this process.

B. PROPERTY OWNER INFORMATION

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

Owner's Name: Ashland Properties, LLC

Address: c/o POL Law Offices, LLC, 215 N. 5th Street, Suite 1, Harrison, N.J. 07932

Telephone Number (201) 552-6860 Email: Linderwinglawgroup@gmail.com

C. PROPERTY INFORMATION

Street Address: 76 Ashland Avenue

Block Number(s): 62 ; Lot Number(s): 22.01

Tax Plate: _____ ; Zone of Property: I

The location of the property is approximately 150 feet from the intersection of Park Avenue
_____ and Ashland Avenue _____ (closest intersection.)

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

X Yes, Date(s): 2/28/24, 3/6/24, 4/3/24 ; ☐ No

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

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

Is this property listed in "The Historic Sites Survey" prepared by Robert Outer 7/9/1992 ☐ Yes X 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.

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

Section: _____; Proposed: _____; Description: _____

E. DESCRIPTION OF PROPERTY

Existing Use of the Property- Vacant warehouse/light industrial

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

Cannabis cultivation and manufacture

The property is 38,497 (square feet); 0.89 (acres)

impervious Surface Coverage: Present: 99 ; Proposed: same

Building Coverage: Present: 31.8 ; Proposed: same

Is the property located:

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

Adjacent to a state highway?

☐ Yes

☒ No

F. EXPERTS

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

APPLICANT'S ATTORNEY: William C. Sullivan, Jr., Esq.

Telephone Number: (973) 342-7696 Email: wsullivan@sh-law.com

Address: 150 Clove Road, 9th Floor, Little Falls, New Jersey 07424

APPLICANT'S ENGINEER: Joseph R. Golden, Golden & Moran Engineering

Telephone Number: (973) 714-2131) Email: JGoldenPE@gmail.com

Address: 6 Carey Avenue, Butler, NJ 07405

APPLICANT'S ARCHITECT: Gianfranco Sarrido, Bersa Architects

Telephone Number: (973) 901-6978 Email: marinaelenasarrido@bersaarchitects.com

Address: P.O. Box 51, Nutley, NJ 07111

APPLICANT'S PLANNER: _____

Telephone Number: (____) _____ Email: _____

Address: _____

OTHER EXPERT(S):

Telephone Number: (____) _____ Email: _____

Address: _____

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

J:\PLANNING\118DIDocument Library\IV3-ZRA Application

G. REQUIREMENTS FOR VARIANCES

- 4A) Please attach a written statement labeled "PROPOSAL", describe the major elements of your proposal, and describe in detail the physical and use changes proposed.
- 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 *IV.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
Minor Site Plan	Joseph Golden, P.E., P.P.	4/25/25 (2 sheets)
Architectural Plans	Gianfranco C. Sarrido	4/30/25 (8 sheets)

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.

VERIFICATION AND AUTHORIZATION

SIGNATURE IS REQUIRED FOR ALL OF THE FOLLOWING
APPLICANTS 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



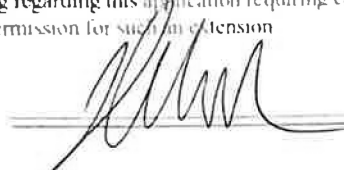
Date

5-21-25

CONTINUANCE

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

Applicant's Signature



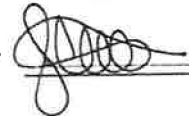
Date

5-21-25

OWNER'S AUTHORIZATION—MUST BE SIGNED

I hereby certify that I reside at _____
in the County of Essex and the State of New Jersey
and that I am the owner of all that certain lot, piece or parcel of land known as Block(s) 62
Lot(s) 22-01 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



Manager Chamber

Date

May 21 2025

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

PROPOSAL AND REASONS FOR RELIEF
APPLICATION OF BLUE VIOLET GROW, LLC
76 ASHLAND AVENUE, BLOCK 62 LOT 22.01
WEST ORANGE PLANNING BOARD

PROPOSAL:

Applicant Blue Violet Grow LLC (“Applicant”) is the leaseholder of a building located at 76 Ashland Avenue on property known as Block 62 Lot 22.01 on the West Orange Tax Map. The Applicant proposes to operate a cannabis cultivation and manufacturing facility on the subject premises, which is located in the I Industrial Zone. The Applicant has obtained a Conditional License dated July 13, 2022 from the State of New Jersey Cannabis Regulatory Commission (“CRC”) as a Class 2 Cannabis Manufacturer and a Conditional License dated July 29, 2022 for a Class 1 Cannabis Cultivator.

On December 10, 2024, the West Orange Township Council adopted Resolution 357-24 declaring its local support for the Applicant’s facility as required by the CRC regulations, specifically N.J.A.C. 17:30-5.1(g). By letter of December 4, 2024, the Township Zoning Official, Geniece Gary-Adams, issued a Letter of Confirmation Compliance with Township of West Orange Zoning Requirements. In that correspondence, Ms. Gary-Adams stated that in the Township, all categories of cannabis businesses are permitted conditional uses in industrial zoning districts. She identified the following conditions, enumerated in Chapter 25 Section 24.2(b)(2)(o), with respect to cultivation and manufacturing facilities like the Applicant’s proposed facility:

- 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, except a Pre-Approved Entity at its originally approved location, shall be located within five hundred feet (500’) of the property line of any property with any school building.
- 3) No Licensed Cannabis Entity, except a Pre-Approved Entity at its original approved location, shall be located within five hundred feet (500’) from the property line of any property with a House of Worship, as defined under Chapter 25, Section 4.
- 4) All Licensed Cannabis Entities shall comply with the following parking requirements for Nonresidential Uses:... All other Licensed Cannabis Entities shall comply with the minimum required number of parking spaces for light industrial, laboratory and research uses, except that a Cannabis Cultivator or Cannabis Manufacturer with no more than 10 employees shall provide at least one total parking space per 1000 square feet of first floor area.
- 5) No Licensed Cannabis Entity shall be housed in a vehicle or any movable or mobile structure.
- 6) No Licensed Cannabis Entity shall be allowed to operate as a Home Occupation.

- 7) Any signage for a Licensed Cannabis Entity shall be subject to the approval from either the Planning Board or the Zoning Board of Adjustment under the guidelines and standards governing commercial signs as set forth in the Township Municipal Code.
- 8) A Licensed Cannabis Entity shall meet the required security measures as set forth in Chapter 5, Section 34 of the Township of West Orange Municipal Code.
- 9) 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.

Ms. Gary-Adams further advised that she reviewed the Applicant's submissions in support of a request for a resolution of local support. Based on that review, she concluded the following:

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

Ms. Gary-Adams clarified that her letter 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 the Blue Violet Grow LLC shall be required to proceed with any such application and approval process as needed."

The Applicant seeks a conditional use approval, which is defined in the Municipal Land Use Law as a use permitted in a particular zoning district only upon a showing that such use and specified location will comply with the conditions and standards for a location or operation of such use contained in the zoning ordinance, and upon the issuance of an authorization therefore by the Planning Board. N.J.S.A. 40:55D-3. Therefore, the obligation on the part of the Applicant in this instance is to demonstrate that the conditions set forth in the ordinance for this use are satisfied. If the Board finds compliance with these conditions, the Board is required to approve the application.

At the hearing on this application, the Applicant will present testimony that the conditions set forth in Chapter 25 Section 24.2(b)(2)(o) are met or will be satisfied as a condition of approval, as follows:

- 1) As a condition of approval, the Applicant will obtain a local license;
- 2) The property in question is not within 500 feet from the property line of any property with any school building;
- 3) The property in question is not within 500 feet from the property line of any property with the House of Worship;
- 4) The proposed facility will employ a maximum of 10 employees. Under Ordinance 2852-24, the Applicant must provide one space for every 1000 square feet of gross

floor area. In this instance, that means that the Applicant must provide nineteen (19) parking spaces for its use. Combined with the twenty (20) spaces required for the Yerr Canna use described below, the proposed site uses generate a total demand of thirty-nine (39) spaces. The Applicant is providing a total of 41 parking spaces on the site.

In connection with its approval of Application PB 24-05, Yerrr Canna, LLC by Resolution adopted April 17, 2024, this Board found that the total demand for parking for this site is fifty-two (52) spaces. That calculation included an assignment of thirty-two (32) parking spaces for the 76 Ashland Avenue building that is the subject of this application, based on the assumption of a warehouse/ light industrial use. Because the building will be used instead for a cannabis cultivation and manufacturing use with a parking demand of nineteen (19) spaces, the property overall will now be in compliance with the parking regulations and a parking variance is not required.

- 5) The facility will not be housed in a vehicle or any movable or mobile structure
- 6) The facility will not operate as a home occupation.
- 7) Any signage for the facility will comply with the zoning ordinance sign requirements or an application for a variance will be filed with this Board
- 8) The security plan for the facility will meet or exceed the requirements of the CRC regulations and, as a condition of approval, the Applicant will meet with the Chief of Police and the Fire Chief and address any comments to their satisfaction.
- 9) On-site consumption will be prohibited.

The Applicant also seeks minor site plan approval. In its Resolution for the Yerrr Canna application, this Board granted minor site plan approval and other relief to that applicant for the same tax lot. The Board's approval included a number of conditions requiring amendments to the submitted site plan. To date, Yerrr Canna has not submitted revised plans to comply with that condition. In order to advance the Blue Violet Grow LLC project, the site plan provided with this application includes all of the plan amendments identified by the Board engineer as compliance items for the Yerr Canna application, as well as a limited number of items related to this application specifically.

Blue Violet Grow LLC.

76 Ashland Avenue

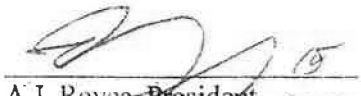
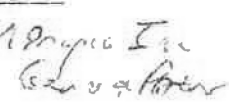
**List of Contiguous or Adjacent Property Owned by the
Applicant or Owner.**

Pursuant to the request made in Section C of the Planning Board application form, be advised that the Applicant does not own any property contiguous or adjacent to the property that is the subject of the application. The owner, Ashland Properties LLC, also owns Block 62, Lot 20, which is contiguous to the property that is the subject of the application.

CERTIFICATE OF OWNERSHIP OF APPLICANT

Listed below are names and addresses of all owners of ten (10%) percent or more of the interest in the undersigned applicant limited liability company.

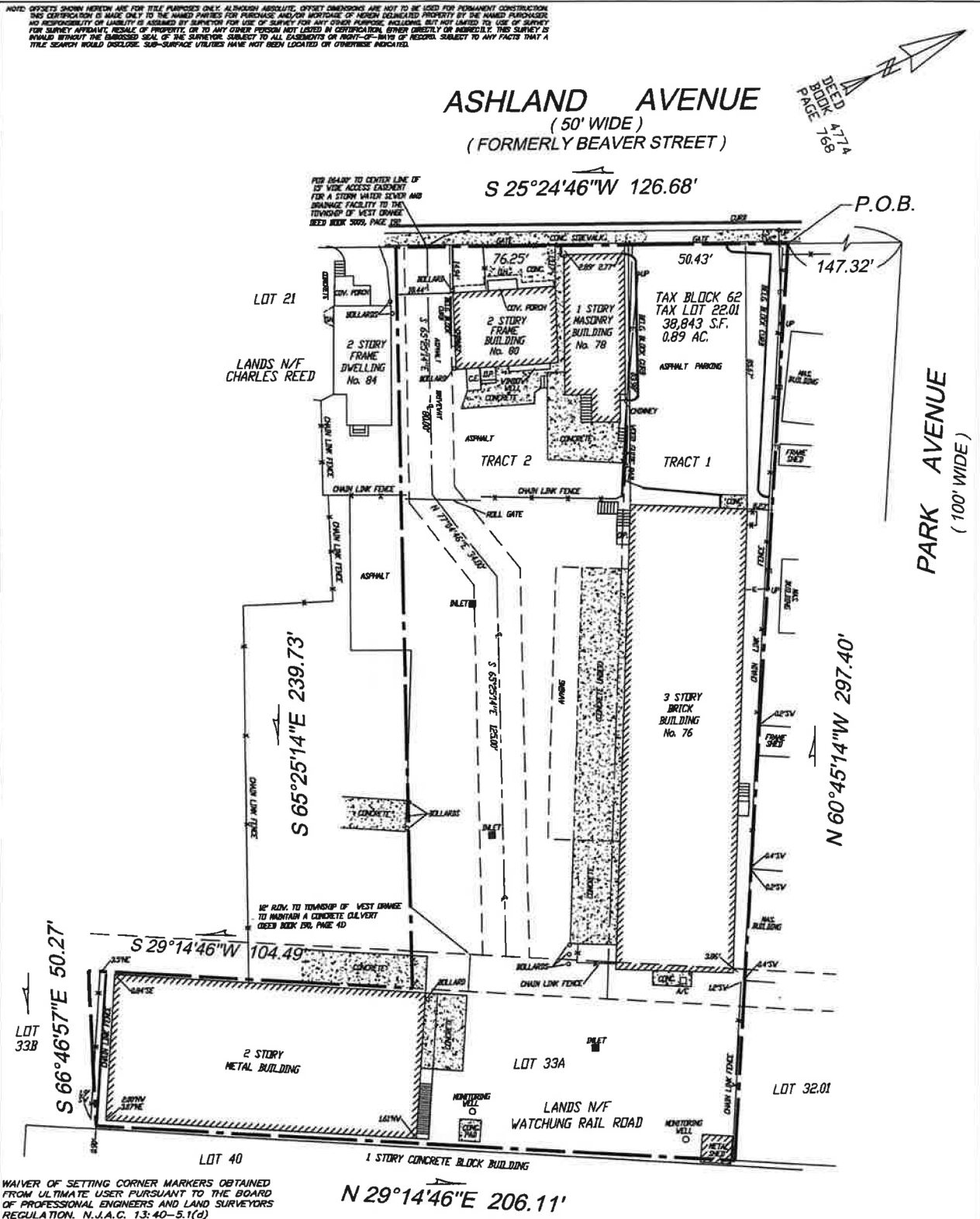
<u>Name</u>	<u>Address</u>
1. Albert J Royce IV	35 Carlton Ave E. Rutherford, NJ 07073
2. Wylie Royce	35 Carlton Ave E Rutherford, NJ 07073


A.J. Royce, President
Dated: 

Royce Associates, ~~LLC~~ LP

By: 

NOTE: OFFSETS SHOWN HEREON ARE FOR TITLE PURPOSES ONLY. ALTHOUGH ABSOLUTE, OFFSET DIMENSIONS ARE NOT TO BE USED FOR PERMANENT CONSTRUCTION. THIS CERTIFICATION IS MADE ONLY TO THE HANDED PARTIES FOR PURCHASE AND/OR MORTGAGE OF HEREIN DESCRIBED PROPERTY BY THE HANDED PURCHASER. NO RESPONSIBILITY OF LIABILITY IS ASSIGNED BY SURVEYOR FOR USE OF SURVEY FOR ANY OTHER PURPOSE, INCLUDING, BUT NOT LIMITED TO, USE OF SURVEY FOR SURVEY APPRAISE, RESALE OF PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY. THIS SURVEY IS MADE WITHOUT THE GUARANTEED SEAL OF THE SURVEYOR, SUBJECT TO ALL EASEMENTS OR RIGHTS-OF-WAY OF RECORD, SUBJECT TO ANY FACTS THAT A TITLE SEARCH WOULD DISCLOSE. SUB-SURFACE UTILITIES HAVE NOT BEEN LOCATED OR OTHERWISE INDICATED.



WAIVER OF SETTING CORNER MARKERS OBTAINED FROM ULTIMATE USER PURSUANT TO THE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS REGULATION. N.J.A.C. 13:40-5.1(d)

LOCATION SURVEY OF PROPERTY OF ASHLAND PROPERTIES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, N.J.

CERTIFIED TO:
ASHLAND PROPERTIES LLC, A NEW JERSEY LIMITED LIABILITY COMPANY

SCALE: 1" = 30'	DATE: 11/29/2022
TAX MAP LOT: 22.01	TAX MAP BLOCK: 62
FILE MAP LOT:	FILE MAP BLOCK:

MAP REFERENCE:
BEING KNOWN AND DESIGNATED AS LOT 22.01 IN BLOCK 62 AS SHOWN ON THE TAX MAP IN THE TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, STATE OF NEW JERSEY.

Job No. 22-543

Title Company No.

MANNO SURVEYING, INC.
PROFESSIONAL LAND SURVEYORS & PLANNERS
543 POST AVE., LYNDBURST, N.J. 07071
TEL. (201) 438-7454 FAX (201) 460-0132
EMAIL: VLEVEL42@gmail.com

Vincent Manno

Vincent Manno, Professional Land Surveyor
Lic. No. 24GS03538400
Anthony J. Manno, Founder 1936-2011

CERTIFICATE OF AUTHORIZATION NO. 24GA28191300



CERTIFICATE OF AUTHORIZATION No. 24GA27919000

[illegible]

76 ASHLAND AVENUE
WEST ORANGE, NJ 07052

LOCATION MAP

PROJECT CODE ANALYSIS

DRAWING LIST

OWO #	DIAGRAM TITLE	ISSUE	REV-1	REV-2
C-18	COVER BEET - GENERAL NOTES			
10/8	MAKES EYE PLAN, JACOBS, AND LIGHTING			
30/2	DOHNEY PLAN			
A-19	PROPOSED PLAN 1ST FLOOR			
A-11	PROPOSED PLAN 1ST FLOOR			
A-12	PROPOSED PLAN 1ST FLOOR			
A-20	PROPOSED EYE PLAN, ELEVATIONS			
A-29	PROPOSED EXTERIOR ELEVATIONS			
A-30	PROPOSED DOOR SCHEDULE			
A-31	PROPOSED DOOR SCHEDULE			

ARCHITECTS
BERSA
P.O. BOX #61 NUTLEY, NJ 07110
PH 973-901-6976
WWW.BERSARCHITECTS.COM
CORPORATE 2023
CONTACT PAGE



CONTRACTOR SHALL VERIFY ALL CONDITIONS AS WELL AS ALL DIMENSIONS AND CONDITIONS INDICATED ON THE DRAWINGS PRIOR TO ACTUAL CONSTRUCTION. ANY VARIATION FROM CONDITIONS INDICATED ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF OWNER PRIOR TO COMMENCING WORK.

WORK AND PROPER CONSIDERATION FOR THE WORK OF OTHERS AND EXISTING BUILDING CONSTRUCTION DO NOT PLACE DUCTS, PIPING, CONDUIT, OR ANY OBSTRUCTION SO AS TO IMPAIR REQUIRED CEILING HEIGHT AND CLEARANCE FOR THE PROTECTION OF EXISTING ADJACENT SPACES AND BUILDING FACILITIES.

[illegible]

CONSTRUCTION COSTS GOVERNMENT BODIES AND MUST BE COVERED WITH BUDGETARY VOUCHERS

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DURING THE CONSTRUCTION PROCESS THE CONTRACTOR SHALL BY MEANS OF BARRIERS GUARDS FIRE MATCHES TAPSWITCHES AND/OR ANY OTHER PROTECTIVE DEVICES PROTECT THE PUBLIC AND ANY OTHER PERSON OR ITEM OF MATERIAL VALUE WHICH MAY BE SUBJECT TO DAMAGE OR DAMAGE IN ANY WAY AS RESULT OF THIS RENOVATION

ABBREVIATIONS

[illegible]

PROJECT DIRECTORY



ASHLAND PROPERTIES LLC

ARCHITECT
CONTACT: ROLAND CHABROD
PHONE: 708/441-1100
FAX: 708/441-1101
E-MAIL: RCHABROD@AOL.COM
ADDRESS: 1000 N. LAKEVIEW AVE.
SUITE 200, CHICAGO, IL 60610-5719

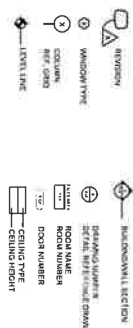
CIVIL ENGINEER
CONTACT: JAMES A. GARRISON
PHONE: 708/441-1100
FAX: 708/441-1101
E-MAIL: JGARRISON@AOL.COM
ADDRESS: 1000 N. LAKEVIEW AVE.
SUITE 200, CHICAGO, IL 60610-5719

SOILS ENGINEERING
CONTACT: JERRY M. GOLDEN JR.
PHONE: 708/441-1100
FAX: 708/441-1101
E-MAIL: JGOLDEN@AOL.COM
ADDRESS: 1000 N. LAKEVIEW AVE.
SUITE 200, CHICAGO, IL 60610-5719

GENERAL NOTES

- [illegible]

SYMBOLS



PROJECT CODE ANALYSIS

ES:

JERSEY LAND CONSTRUCTION CODE
INTERNATIONAL BUILDING CODE N.J. EDITION (N.J.A.C. 5:23-16)

OK

[illegible]

DOI: 10.1002/for

AND TO REMAIN WITHIN STRUCTURAL LIMITATIONS ON STABILITY, FIT OR TO INCLUDE ELEMENTS OF DESIGN WHICH ARE NOT NECESSARY TO THE FUNCTION OF THE DEVICE. THE INVENTOR HAS CONSIDERED THE BEST MODE OF CARRYING OUT THE INVENTION AND HAS SPECIFICALLY REFERRED TO THE DRAWINGS AND TO THE CLAIMS FOR THE BEST MODE OF CARRYING OUT THE INVENTION. THE INVENTOR HAS CONSIDERED THE BEST MODE OF CARRYING OUT THE INVENTION AND HAS SPECIFICALLY REFERRED TO THE DRAWINGS AND TO THE CLAIMS FOR THE BEST MODE OF CARRYING OUT THE INVENTION.

BUILDING DATA

- | | |
|-----------------------------|---|
| A. LIGNANCE | 107 25.1, 60.675 |
| B. ZONARD OR NECT | 1 - INDUSTRIAL, 2 - |
| C. DECEPION, A | 7 - CONCRETE, 2 - FACTORY AND BUREAU, |
| D. DECEPION, B | 1 - CONCRETE, 2 - FACTORY AND BUREAU, |
| E. CONSTRUCTION TYPE | TYPE 2B (SEE TABLE 101 AND SECTION 102) |
| F. SPARKED | YES |
| G. CROSS FLOOR AREA | |
| H. FIRST FLOOR | 8 103.50 SF |
| I. SECOND FLOOR | 8 832.50 SF |
| J. TOTAL FLOOR AREA (GROSS) | 11 341.00 SF |

FIRE RESISTANCE RATING OF BUILDING ELEMENTS (IBC TABLE 601)

- | | |
|--|------|
| A. STRUCTURAL FRAME | 0111 |
| B. EXTERIOR BEARING WALLS AND PARTITIONS | 0111 |
| C. EXTERIOR NON-BEARING WALLS AND PARTITIONS | 0111 |
| D. INTERIOR BEARING WALLS AND PARTITIONS | 0111 |
| E. INTERIOR NON-BEARING WALLS AND PARTITIONS | 0111 |
| F. FLOOR CONSTRUCTION | 0111 |
| G. ROOF CONSTRUCTION | 0111 |
| H. PERIMETER TREATMENT | 0111 |

OCULOPARI LOAD

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DRAWING LIST

OWO #	DIAGRAM TITLE	ISSUE	REV-1	REV-2
C-18	COVER BEET - GENERAL NOTES			
10/8	MAKES EYE PLAN, JACOBS, AND LIGHTING			
30/2	DOHNEY PLAN			
A-19	PROPOSED PLAN 1ST FLOOR			
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A-30	PROPOSED DOOR SCHEDULE			
A-31	PROPOSED DOOR SCHEDULE			

PROJECT LOCATION

**CANNABIS CULTIVATION
BUILDING RENOVATION**
76 Ashland Avenue
West Orange, NJ

3000

COVER SHEET,
GENERAL NOTES

SCALE:	AS NOTED
DATE:	06/30/23
DRAWN BY:	MS
REVIEWED BY:	GS
SHEET NO.	

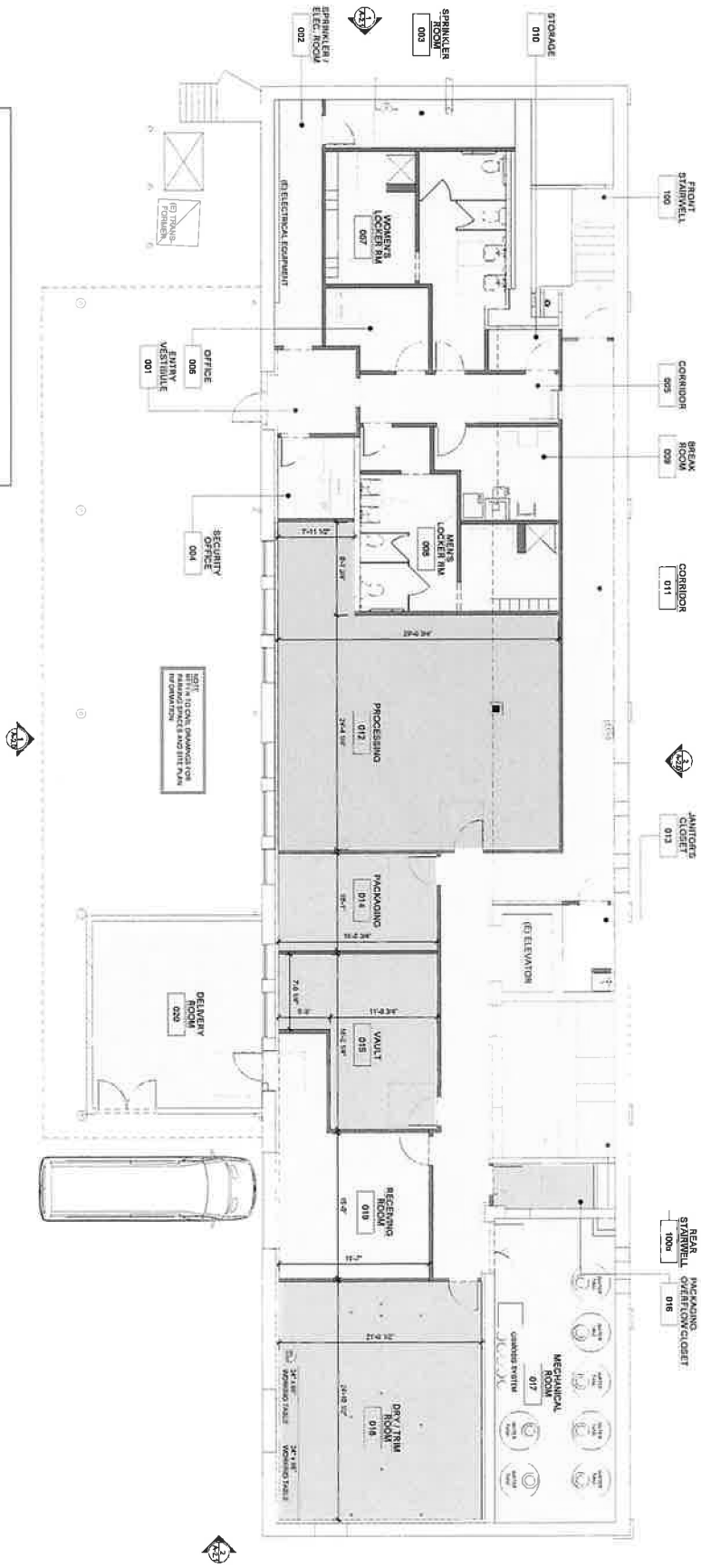
CS-1.0

1 PROPOSED FUTURE PLAN: FIRST FLOOR

FIRST FLOOR TOTAL GROSS AREA: 6,103 SQ. FT.

LEGEND

- CANOPY AREA
- POST-HARVEST AREA
- MANUFACTURING AREA
- SUPPORT/ADMINISTRATIVE AREA
- CIRCULATION AREA



PROJECT LOCATION:
CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

SHEET TITLE:
PROPOSED
FUTURE PLAN:
FIRST FLOOR

PROJECT NO.: 17-2023

SCALE: AS NOTED

DATE: 06/20/23

DRAWN BY: MS

REVIEWED BY: CS

SHEET NO.:

A-1.0

PLANNING BOARD SUBMITTAL: 06/20/2023

REVIEW DESTINATION: DATE

SEAL:

BERSA ARCHITECTS

P.O. BOX 451 NUTLEY, NJ 07110
PH 973-601-6878
WWW.BERSARCHITECTS.COM

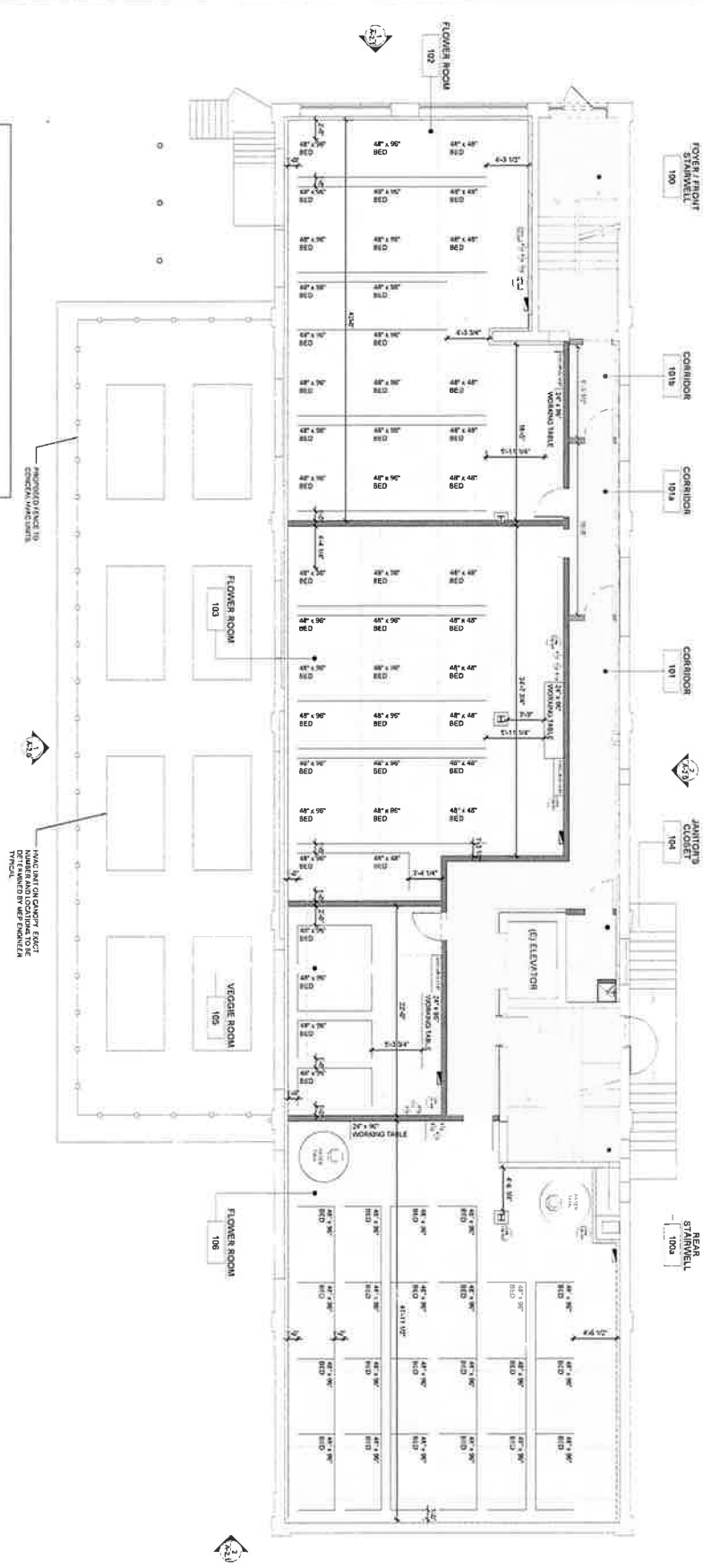
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1 PROPOSED FIXTURE PLAN: SECOND FLOOR

SECOND FLOOR TOTAL GROSS AREA: 5,622 SQ. FT.

LEGEND

- CANOPY AREA
- POST-HARVEST AREA
- MANUFACTURING AREA
- SUPPORT/ADMINISTRATIVE AREA
- CIRCULATION AREA





ARCHITECTS
P.O. BOX 451 NUTLEY, NJ 07110
PH 973.901.6878
WWW.BERSARCHITECTS.COM
ESTABLISHED 2013
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PROJECT LOCATION
CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

SHEET TITLE
PROPOSED
FIXTURE PLAN:
SECOND FLOOR

PROJ. NO. 17-2023
SCALE AS NOTED
DATE 06/20/23
DRAWN BY MS
REVIEWED BY GS
SHEET NO.

APPROVED FOR SUBMITTAL
DATE 06/20/23
BY [Signature]

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	06/20/23

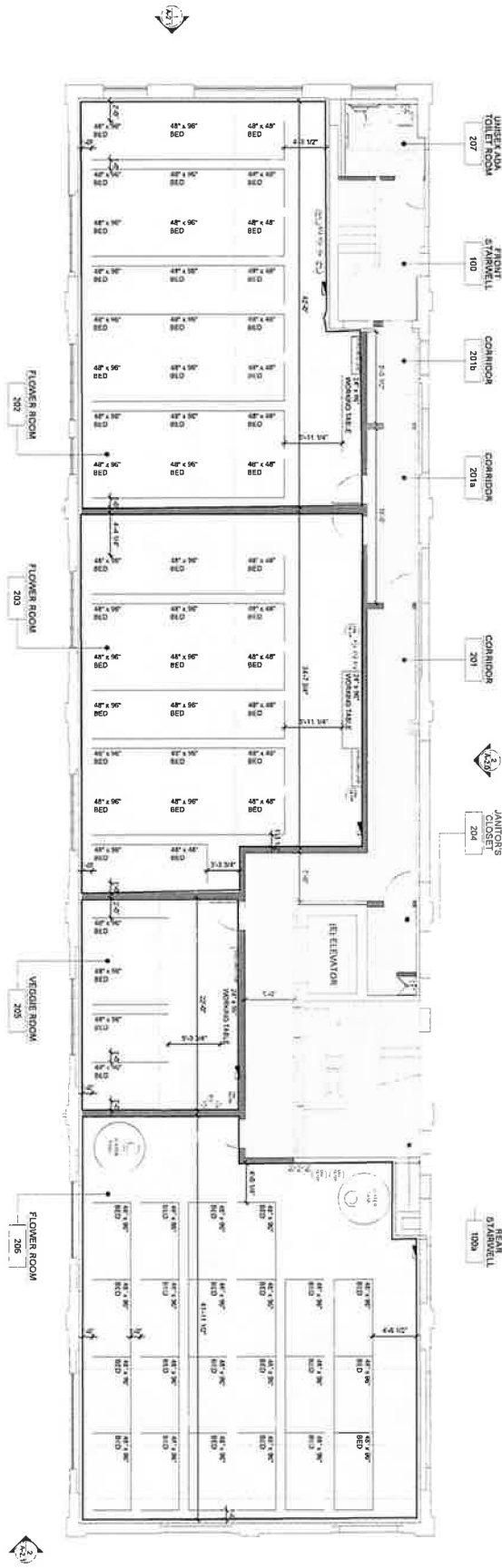
1 A-1.1

1
PROPOSED FUTURE PLAN THIRD FLOOR

LEGEND

	CANOPY AREA
	POST-HARVEST AREA
	MANUFACTURING AREA
	SUPPORT/ADMINISTRATIVE AREA
	CIRCULATION AREA

THIRD FLOOR TOTAL GROSS AREA: 5,616 SQ. FT.



A-1.2

PROJECT LOCATION
CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

SHEET TITLE
PROPOSED
FUTURE PLAN:
THIRD FLOOR

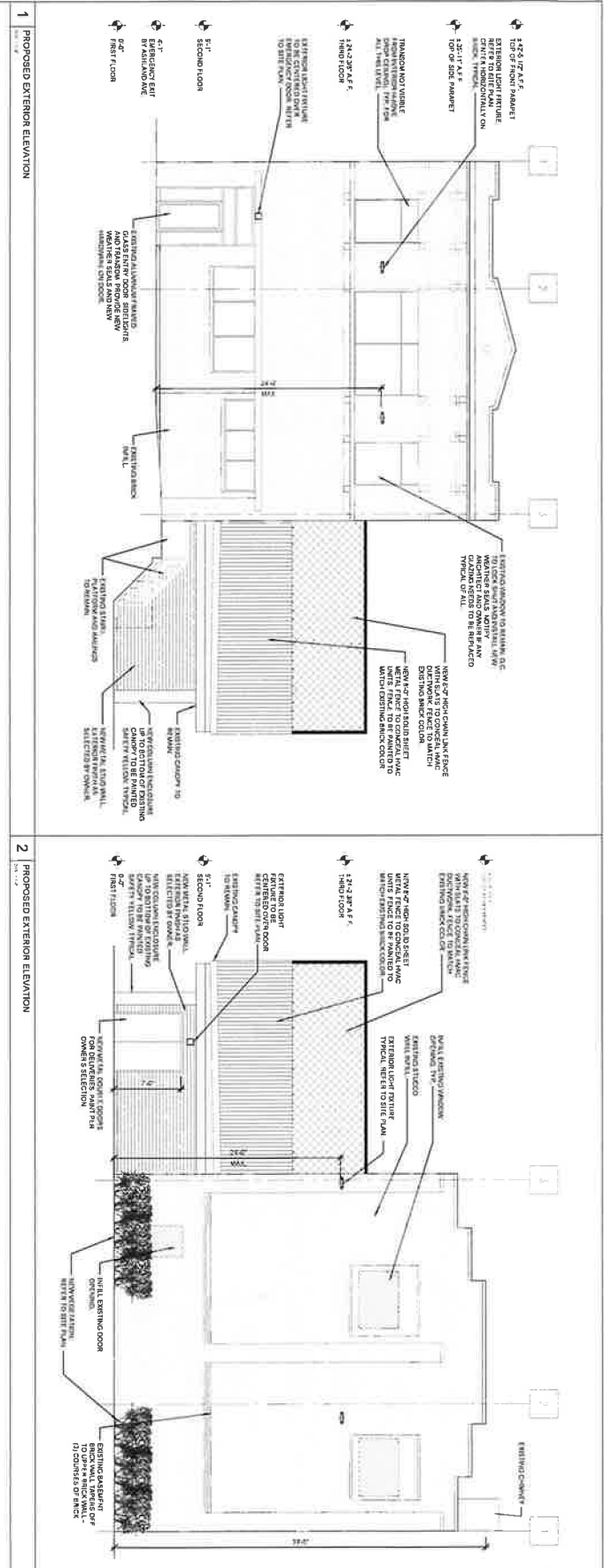
PROJECT NO. 17-2023
SCALE AS NOTED
DATE 06/20/23
DRAWN BY: MS
REVIEWED BY: GS
SHEET NO.



PLANNED BY SUBMITTAL
NEW DISTRIBUTION SCALE
DATE

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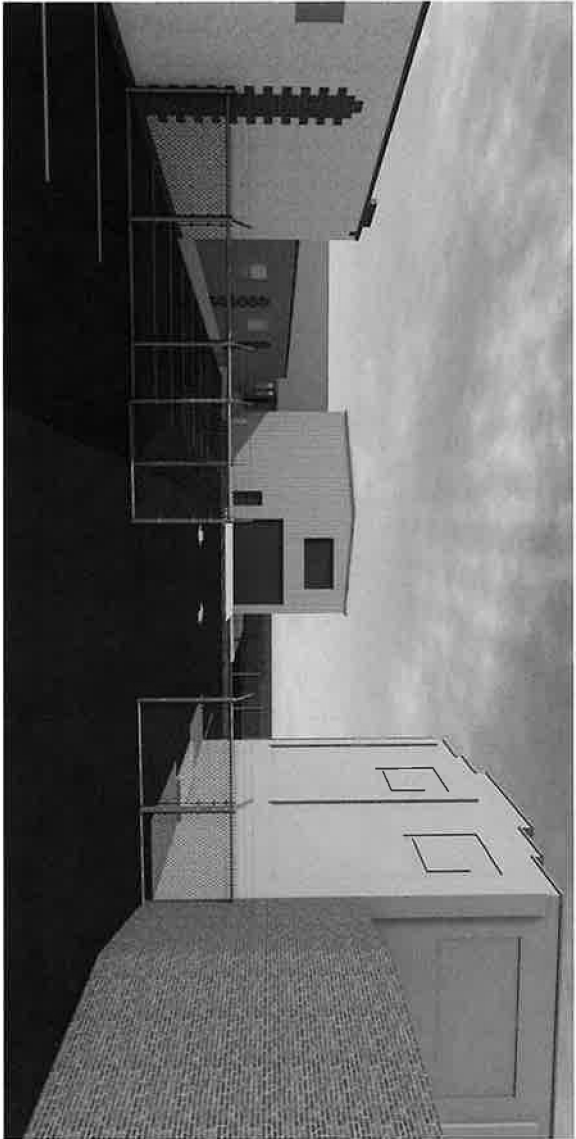
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CONTACT: 973.251.1111

PROJECT LOCATION
CANNABIS CULTIVATION
BUILDING RENOVATION
75 Ashland Avenue
West Orange, NJ

SHEET TITLE
PROPOSED
EXTERIOR ELEVATIONS

PROJECT NO. 17-2023
SCALE: AS NOTED
DATE: 06/20/23
DRAWN BY: MS
REVIEWED BY: GS
SHEET NO.

A-2.1



1 3D RENDERING - PROPOSED MAIN ENTRY GATE TO CANNABIS CULTIVATION BUILDING FROM PARK AVENUE



2 3D RENDERING - PROPOSED EMERGENCY VEHICLES ENTRY GATE FROM ASHLAND AVENUE


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PLANNED BY: SUBMITTAL	DATE: 05/01/2025
REVIEWED BY: SUBMITTAL	DATE: 05/01/2025
DATE: 05/01/2025	DATE: 05/01/2025
DATE: 05/01/2025	DATE: 05/01/2025

PROJECT LOCATION	CANNABIS CULTIVATION BUILDING RENOVATION 76 Ashland Avenue West Orange, NJ
SHEET TITLE	PROPOSED 3D RENDERINGS
PROJECT NO.	17-2023
SCALE	AS NOTED
DATE	06/03/23
DRAWN BY	MS
REVIEWED BY	GS
SHEET NO.	A-3.0



1 3D RENDERING - SIDE VIEW OF CANNABIS CULTIVATION BUILDING



2 3D RENDERING - VIEW OF CANNABIS CULTIVATION BUILDING FROM ASHLAND AVENUE - EMERGENCY EXIT ONLY



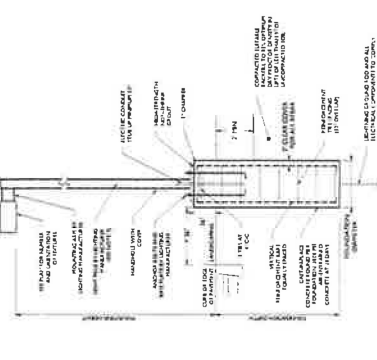
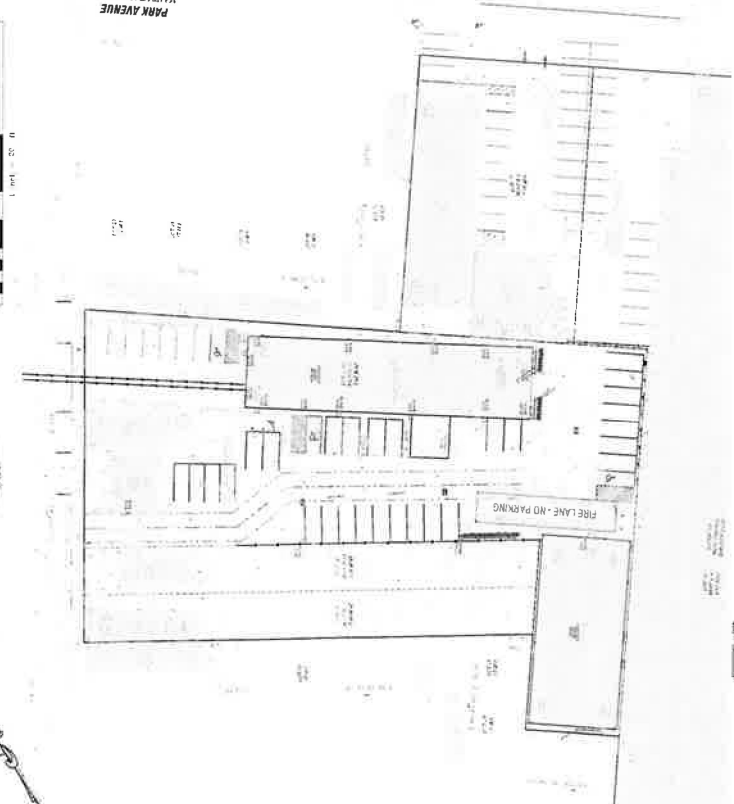
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PROJECT NO.	17-2003
SCALE	AS NOTED
DATE	06/30/23
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REVIEWED BY	GS
SHEET NO.	

PROJECT LOCATION
CANNABIS CULTIVATION
BUILDING RENOVATION
76 Ashland Avenue
West Orange, NJ

SHEET TITLE
PROPOSED
3D RENDERINGS

A-3.1

[illegible][illegible]

TAX LOT 22.01, BLOCK 62
A.K.A. 75-82 ASHLAND AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY

GOLDEN & MORAN ENGINEERING, LLC
PLANNING AND DESIGN
41 THE BENTLEY WAY, SUITE 200
ALBANY, NEW YORK 12206
518.263.4777


 Digitally signed by Joseph R. Golden
 Date: 2025.04.25 20:52:12 -0400
 JOSEPH R. GOLDEN, P.E.
 PROFESSIONAL ENGINEER, NO. 24602
 PROFESSIONAL PLANNER, N.J. License No. 3030

GROUP	DATE	SHEET	OF	PROJECT
JRG	1-20	04/20/2025	2	GME-25-020

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)

Parcel Limits (1)

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE N J	07052	76-82 Ashland Avenue, West Orange, NJ, 07052

§

List of adjoining feature(s) that intersect 200 foot buffer from Parcel Limits.

Adjoining Properties (45)

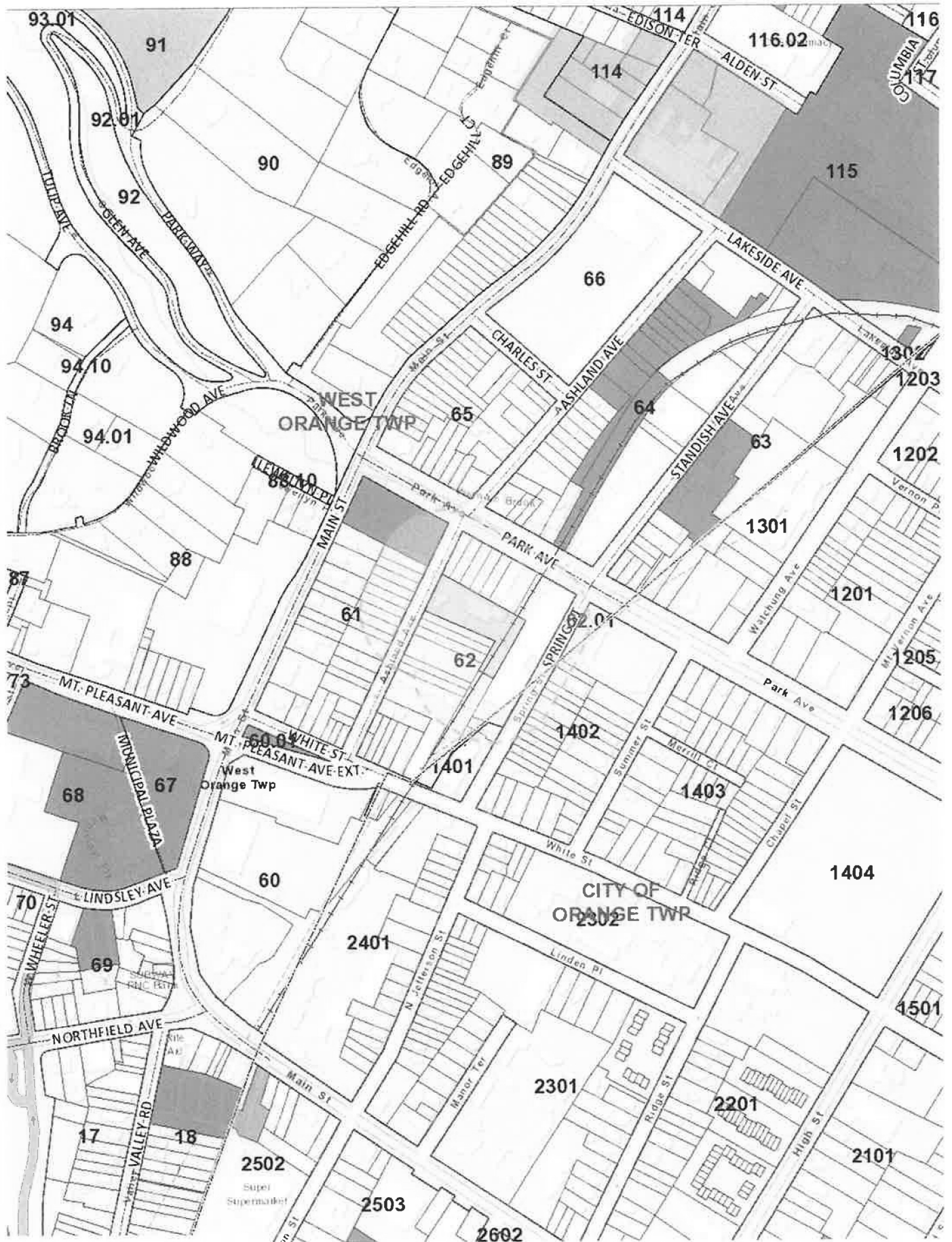
Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1401	1		145 SPRING STREET	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH STREET SUITE 1	HARRISON, NJ	07029	145 Spring Street, West Orange, NJ, 07052
City of Orange Township	1401	2		139 SPRING STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212	139 Spring Street, Orange, NJ, 07050
City of Orange Township	1401	3		563-565 WHITE STREET	LAZARUS REALTY III LLC	5 EAST 92ND STREET	BROOKLYN, NY	11212	563-565 White Street, Orange, NJ, 07050
City of Orange Township	1402	1		522 PARK AVENUE	I & S INVESTMENT 530 PARK AVE, LLC	P. O. BOX 835	SHORT HILLS, N.J.	07078	522 Park Avenue, Orange, NJ, 07050
City of Orange Township	1402	22		142 SPRING STREET	MARTINEZ, SAMUEL ARCEO	70 LOWELL AVENUE	WEST ORANGE, N.J.	07052	142 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	23		144 SPRING STREET	ROBINSON, HOLLY	144 SPRING STREET	ORANGE, NJ	07050	144 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	24		146 SPRING STREET	MARROQUIN, ERICK & ELIZABETH	146 SPRING STREET	ORANGE, N.J.	07050	146 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	25		148 SPRING STREET	PIERRE, JEANNETTE C.	148 SPRING STREET	ORANGE, N.J.	07050	148 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	26		150 SPRING STREET	GUALLPA, RUTH & PINGUIL, JOSE L.	150 SPRING STREET	ORANGE, NJ	07050	150 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	27		154 SPRING STREET	FILS-AIME, FRANCOISE	154 SPRING ST.	ORANGE, N.J.	07050	154 Spring Street, Orange, NJ, 07050

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
City of Orange Township	1402	28		158 SPRING STREET	AGUILAR, MIGUEL A & ITXIN W	158 SPRING ST	ORANGE, NJ	07050	158 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	29		160 SPRING STREET	MJ AND SONS ENTERPRISES, LLC	1972 US HIGHWAY 22 EAST	SCOTCH PLAINS, N.J.	07076	160 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	30		162 SPRING STREET	STEVENS, SCOTT	PO BOX 127	LIVINGSTON, N.J.	07039	162 Spring Street, Orange, NJ, 07050
City of Orange Township	1402	31		168 SPRING STREET	PAUL, JOSHUA	168 SPRING ST	ORANGE, NJ	07050	168 Spring Street, Orange, NJ, 07050
West Orange Township	61	27		MAIN STREET & PARK AVENUE	TOWNSHIP OF WEST ORANGE	66 MAIN ST	WEST ORANGE, N.J.	07052	Main Street & Park Avenue, West Orange, NJ, 07052
West Orange Township	61	39		77 ASHLAND AVENUE	77 ASHLAND HOLDINGS, LLC.	1113 NEW YORK AVENUE	UNION CITY, NJ	07087	77 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	40		79 ASHLAND AVENUE	VANIKIOTIS, IRAKLIS & KOSTAS	43 DAVENPORT AVENUE	ROSELAND, N.J.	07068	79 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	41		81 ASHLAND AVENUE	POLITI, KRISTINA M	81 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	81 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	42		83 ASHLAND AVENUE	83 ASHLAND AVENUE LLC	93 CENTRAL AVE A	JERSEY CITY NJ	07306	83 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	43		85 ASHLAND AVENUE	BACKSTREETS REALTY, LLC	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	85 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	44		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	89 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	45		89 ASHLAND AVENUE	89 ASHLAND AVENUE, LLC	89 ASHLAND AVENUE	WEST ORANGE, N.J.	07052	89 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	46		93 ASHLAND AVENUE	PISERCHIA, GUISEPPE & PASQUALE	221 EAST MCCLELLAN AVENUE	LIVINGSTON, N. J.	07039	93 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	46.01		91 ASHLAND AVENUE	91 ASHLAND AVE LLC,	56 FRANKLIN AVE	WEST ORANGE, NJ	07052	91 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	61	49		95 ASHLAND AVENUE	95 ASHLAND GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	95 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	1		5 WHITE STREET	L&B REALTY GROUP LLC	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	5 White Street, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	62	15		98 ASHLAND AVENUE	ENCH, FRANK III & CAMILLE	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	98 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	16		96 ASHLAND AVENUE	DE SANTIS, CARMEN RISCO	96 ASHLAND AVE	WEST ORANGE, NJ	07052	96 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	17		90-92 ASHLAND AVENUE	ENCH, FRANK	16 HILLTOP CIRCLE	WHIPPANY, NJ	07981	90-92 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	19		88 ASHLAND AVENUE	88 ASHLAND GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	88 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	20		86 ASHLAND AVENUE	ASHLAND PROPERTIES LLC	5 JENNIE COURT	CEDAR GROVE, NJ	07009	86 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	21		84 ASHLAND AVENUE	ENCH, FRANK	84 ASHLAND AVENUE	WEST ORANGE, NEW JERSEY	07052	84 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	22.01		76-82 ASHLAND AVENUE	ENCH, FRANK	69 ASHLAND AVENUE	WEST ORANGE N J	07052	76-82 Ashland Avenue, West Orange, NJ, 07052
West Orange Township	62	27		36 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	36 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	28		34 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	34 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	29		32 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	32 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	30		30 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07006	30 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	31		28 PARK AVENUE	JR PARK GROUP L.L.C.	6 GLORIA LANE	FAIRFIELD, NJ	07004	28 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	32		26 PARK AVENUE	24 PARK AVENUE WEST ORANGE, LLC	215 N 5TH STREET	HARRISON, NJ	07029	26 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	33.02		1 WHITE STREET	EPIC EIGHT PROPERTIES, LLC	90 DAYTON AVE BLDG 5 #200	PASSAIC, NJ	07055	1 White Street, West Orange, NJ, 07052
West Orange Township	62	34		10 PARK AVENUE	24 PARK AVENUE WEST ORANGE LLC	215 N 5TH ST #1	HARRISON NJ	07029	10 Park Avenue, West Orange, NJ, 07052
West Orange Township	62	40.01		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052
West Orange Township	62	40.02		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052

Municipality	Block	Lot	Qualifier	Parcel Address	Owner Name	Owner Street	Owner CityState	Owner Zip	Property Mailing
West Orange Township	62.01	38		PARK & SPRING STREET	I & S INVESTMENT 530 PARK AVE., LLC	P.O. BOX 835	SHORT HILLS, NEW JERSEY	07078	Park & Spring Street, Orange, NJ, 07050
West Orange Township	62.01	39		ORANGE	ASSESSED IN ORANGE	66 MAIN STREET	WEST ORANGE, NJ	07052	Orange, West Orange, NJ, 07052

Buffer Report - Map





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: 5/10/25

BLOCK: 62

LOT: 22.01

NAME: Ench, Frank% Ashland Properties, LLC

ADDRESS: 76-82 Ashland Avenue

TAXES PAID UNTIL: 7/31/25

2024 SEWER PAID 2025 SEWER NOT YET BILLED



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www.westorange.org

**Request for Taxpayer
Identification Number and Certification**

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

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

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form* below.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)
Blue Violet Grow LLC

2 Business name/disregarded entity name, if different from above.

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

☒ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☒ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership)
Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.
☐ Other (see instructions)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions ☐

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):
Exempt payee code (if any) _____
Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any) _____
(Applies to accounts maintained outside the United States)

5 Address (number, street, and apt. or suite no.). See instructions.
143 Ridgedale Ave

6 City, state, and ZIP code
Floham Park NJ 07932

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

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

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

Social security number
137-84-6155

or
Employer identification number
_____-_____-_____-_____-_____-_____-_____-_____-

Part II Certification

Under penalties of perjury, I certify that:

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

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

Sign Here Signature of U.S. person **[Signature]** Date **5-21-25**

General Instructions

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

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

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they



TOWNSHIP OF WEST ORANGE

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

Department of Planning and Development

SUSAN McCARTNEY
Mayor

Tel: (973) 325-4119

Email: zoningofficial@westorange.org

GENIECE GARY-ADAMS
Director of Planning & Development
Zoning Official

December 4, 2024

New Jersey Cannabis Regulatory Commission
c/o Jennifer Hardell
Blue Violet Grow LLC
76 Ashland Avenue
West Orange, NJ 07052

**Re: Blue Violet Grow, LLC
Letter of Confirmation Compliance with Township of West Orange Zoning
Requirements**

Dear New Jersey Cannabis Regulatory Commission:

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

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

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



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- (1) The Licensed Cannabis Entity shall be required to have a Local License pursuant to Chapter 5, Section 34 of the Township of West Orange Municipal Code.
- (2) No Licensed Cannabis Entity, except a Pre-Approved Entity at its originally approved location, shall be located within five hundred feet (500') of the property line of any property with any school building.
- (3) No Licensed Cannabis Entity, except a Pre-Approved Entity at its originally approved location, shall be located within 500 feet (500') from the property line of any property with a House of Worship, as defined under Chapter 25, Section 4.
- (4) All Licensed Cannabis Entities shall comply with the following Parking Requirements for Nonresidential Uses:
(i) Licensed Cannabis Retailers shall comply with the minimum required number of parking spaces for Retail Stores and personal services stores or studios not separately listed; and (ii) all other Licensed Cannabis Entities shall comply with the minimum required number of parking spaces for Light industrial, laboratory and research uses, except that a Cannabis Cultivator or Cannabis Manufacturer with no more than ten (10) employees shall provide at least 1 total parking space per 1,000 square feet of gross floor area.
- (5) No Licensed Cannabis Entity shall be housed in a vehicle or any movable or mobile structure.
- (6) No Licensed Cannabis Entity shall be allowed to operate as a Home Occupation.
- (7) Any signage for a Licensed Cannabis Entity shall be subject to the approval from either the Planning Board or the Zoning Board of Adjustment under the guidelines and standards governing commercial signs as set forth in the Township Municipal Code.
- (8) 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.



- (9) Cannabis Consumption Areas, as defined in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-31, et. seq., shall be prohibited from all Licensed Cannabis Entities.

I have reviewed the submissions of Blue Violet Grow LLC regarding their request for a resolution of local support, including the identification of the proposed Cannabis Entity to operate within the Township. The proposed location of Cannabis Entity is **76 Ashland Avenue, West Orange, New Jersey 07052**. Under the Township's current zoning map, the location is within the I zone.

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

Disclaimer: The letter does NOT constitute a declaration or promise that Blue Violet Grow LLC shall receive any required approvals from any of the Township's land use boards, but the Blue Violet Grow LLC shall be required to proceed with any such application and approval process as needed; (2) constitute a declaration or promise that Blue Violet Grow LLC shall be issued a license by the Township to operate a cannabis related business, but the Blue Violet Grow LLC shall be required to apply for such a license with the Township as set forth in the Township Municipal Code; and (3) constitute a declaration or promise that the Blue Violet Grow LLC shall receive any approvals as needed from any department of the Township, but Blue Violet Grow LLC 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.

Very truly yours,

Geniece Gary-Adams

