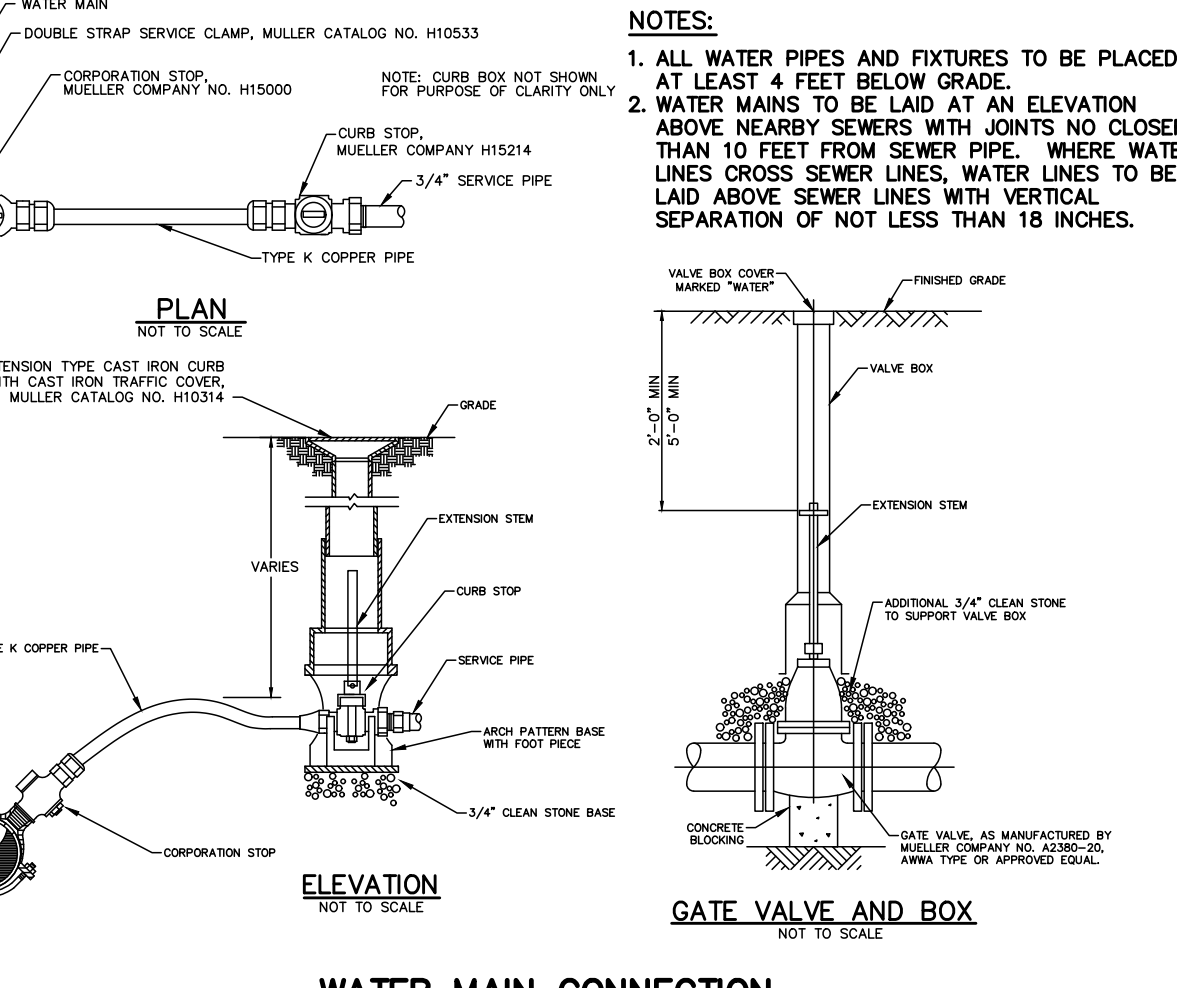
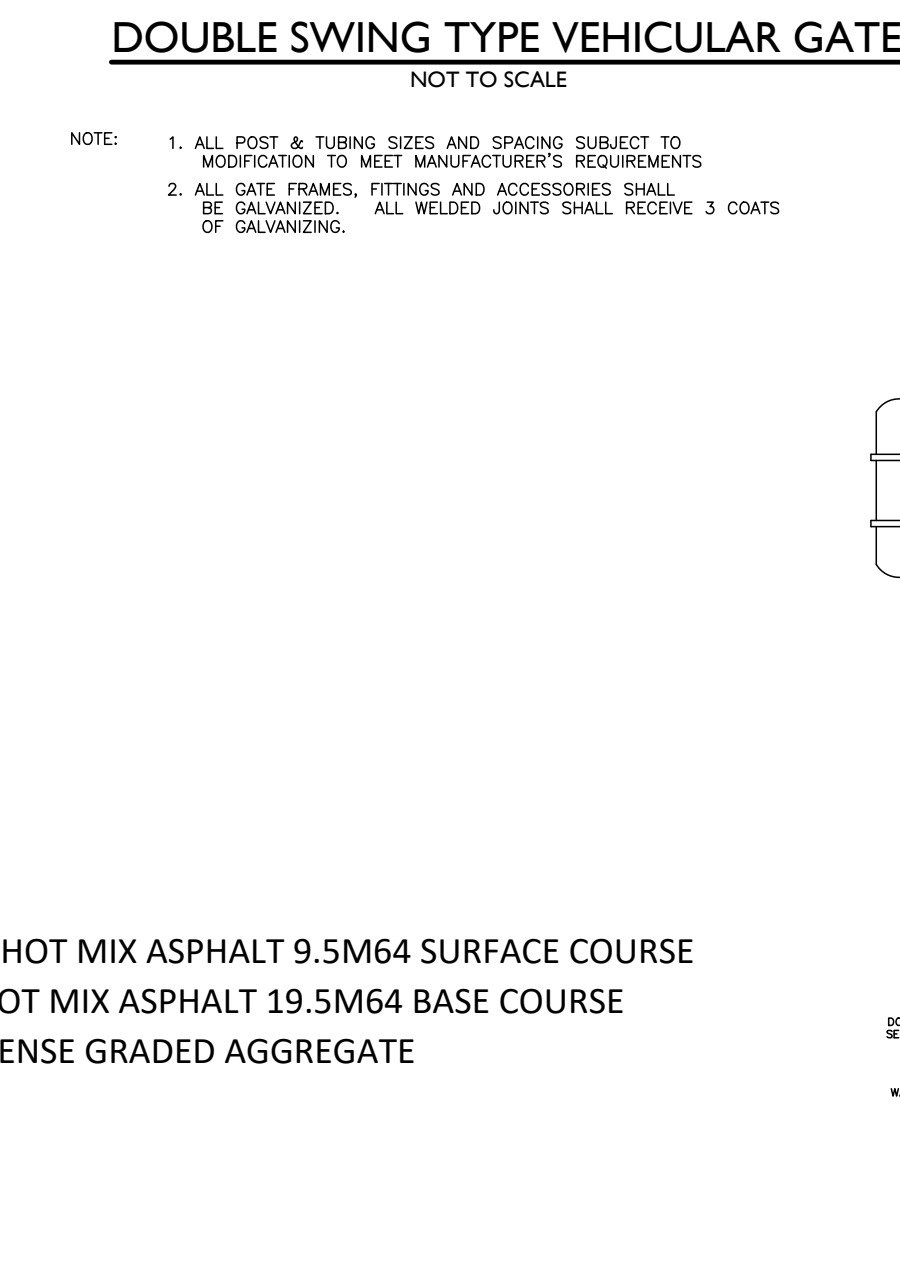
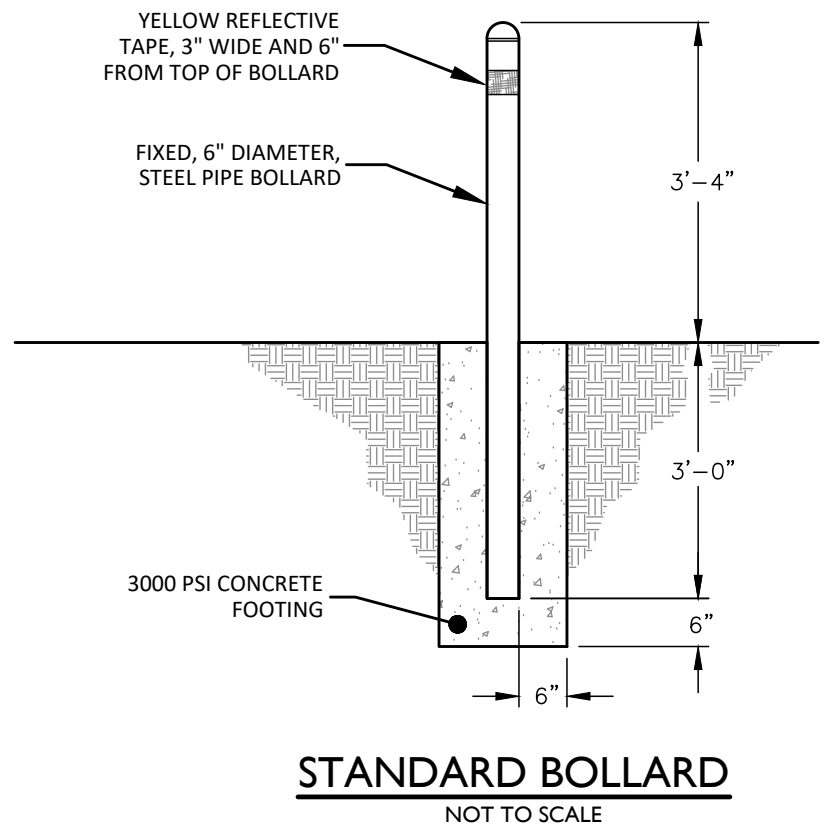
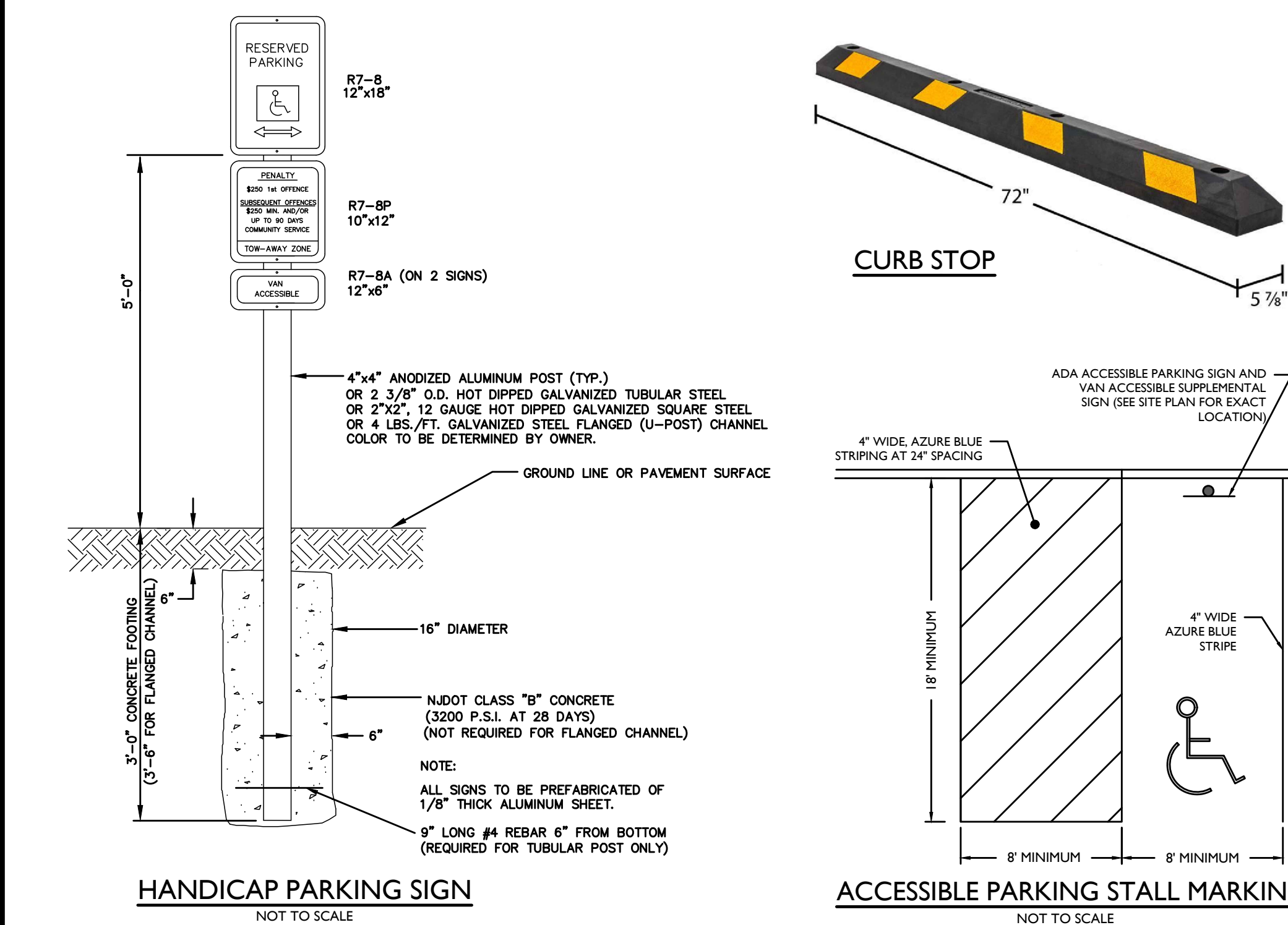
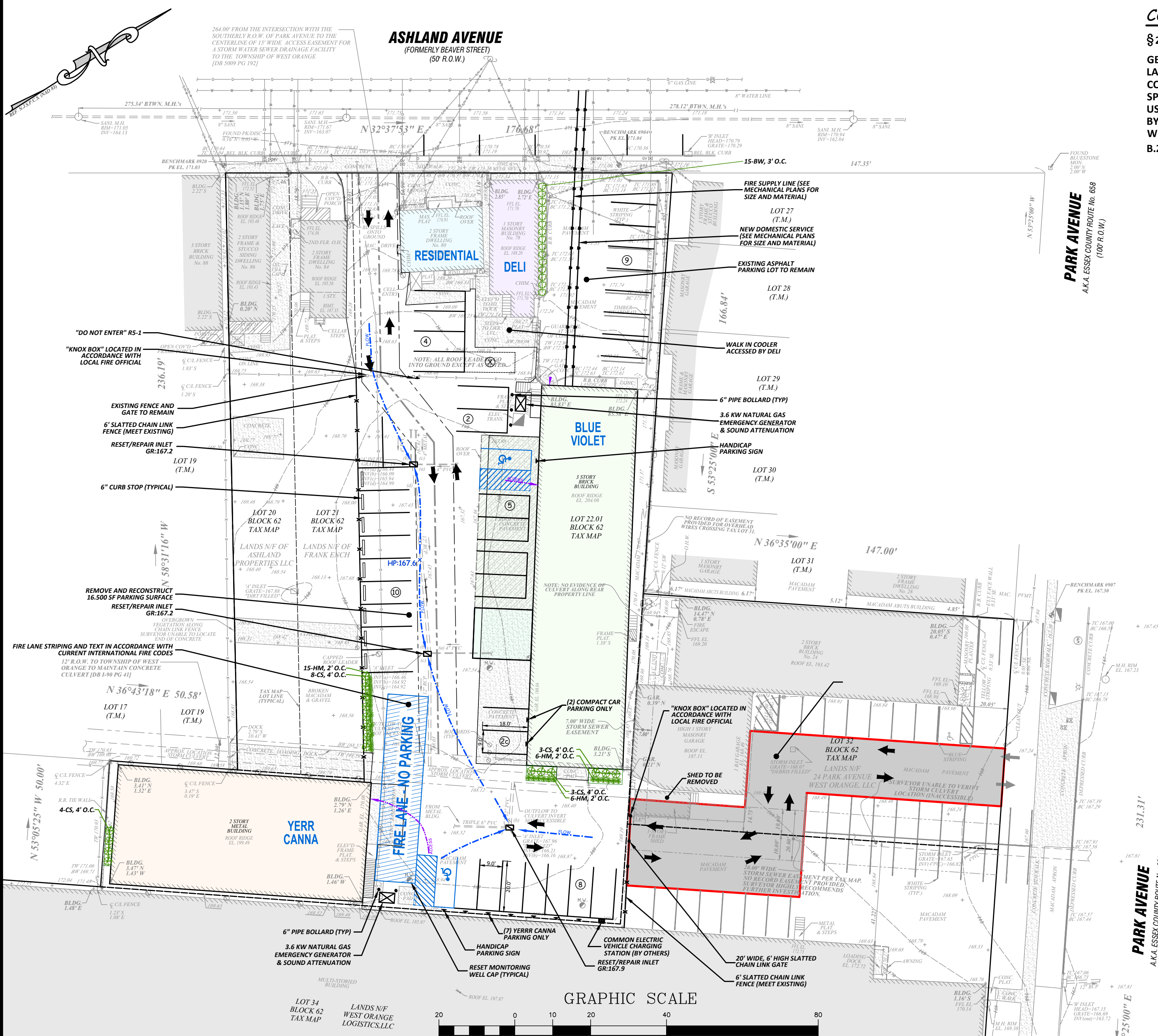




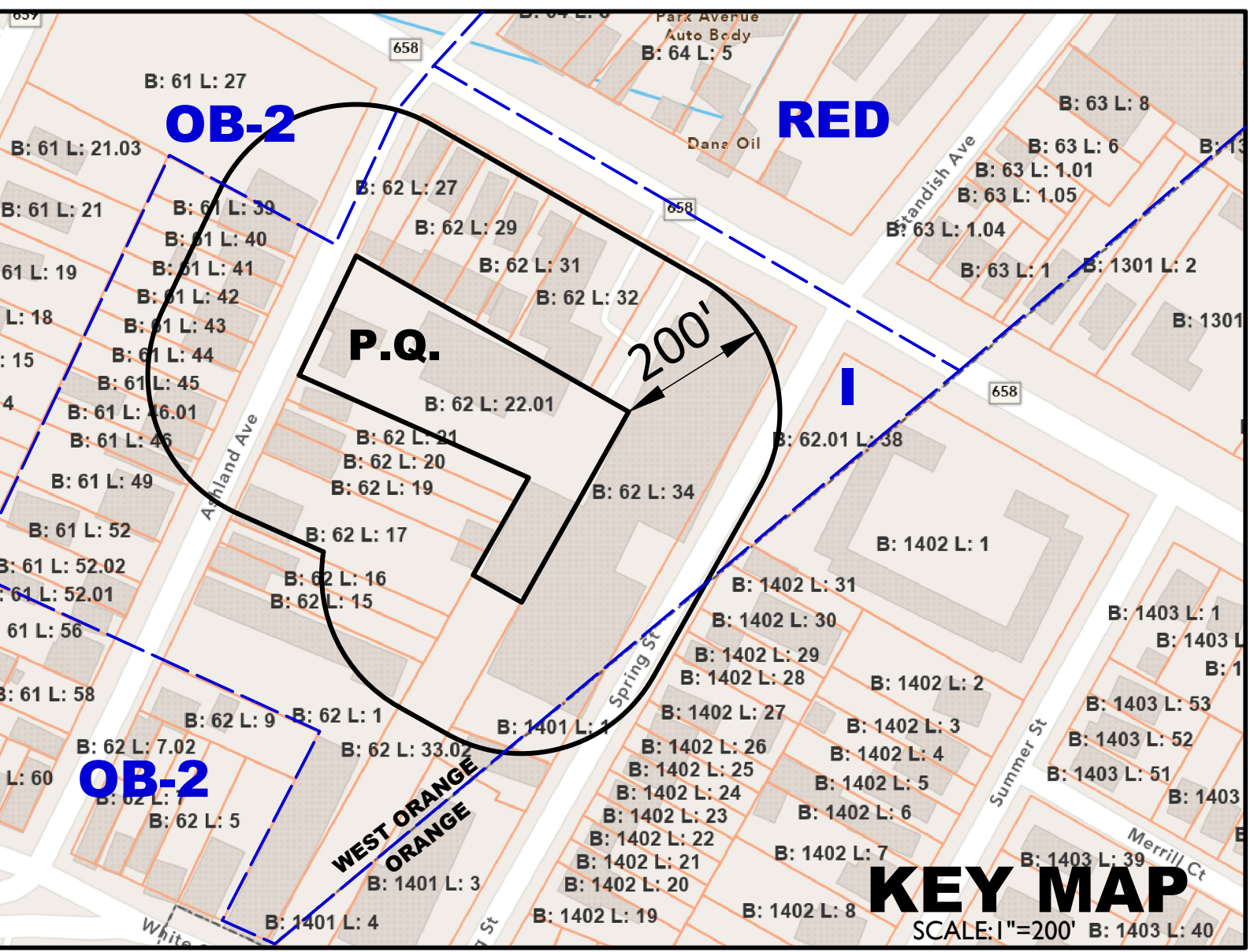
CONDITIONAL USE REQUIREMENTS:

§ 25-24.2 CONDITIONAL USES.

GENERAL REQUIREMENTS. PURSUANT TO THE PROVISIONS OF THE MUNICIPAL LAND USE LAW, THE PLANNING BOARD SHALL HAVE THE POWER TO GRANT CONDITIONAL USES ON PARTICULAR SITES, ACCORDING TO THE DEFINITE SPECIFICATIONS AND STANDARDS SET FORTH IN SUBSECTION 25-24.2B. SUCH USE SHALL BE ONE WHICH IS SPECIFICALLY AUTHORIZED AS A CONDITIONAL USE BY THE TABLE OF DISTRICT REGULATIONS, FOR THE LOCATION IN THE DISTRICT WITHIN WHICH SUCH PARTICULAR SITE IS LOCATED.

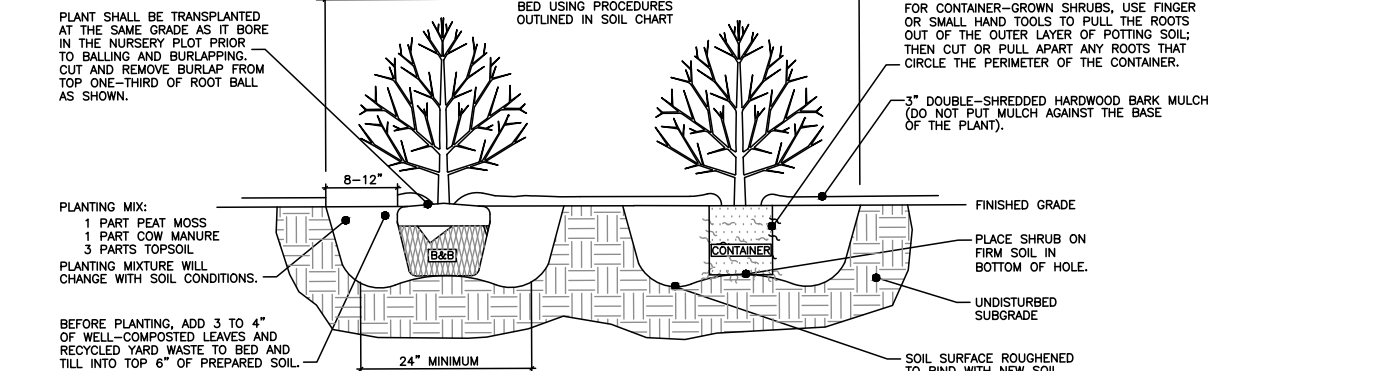
B.2.(i) LICENSED CANNABIS ENTITIES. LICENSED CANNABIS RETAILERS AND LICENSED MEDICAL CANNABIS DISPENSARIES SHALL BE PERMITTED AS A CONDITIONAL USE IN THE B-1, B-2, AND I DISTRICTS. ALL OTHER LICENSED CANNABIS ENTITIES SHALL BE PERMITTED AS A CONDITIONAL USE IN THE I DISTRICTS. THESE CONDITIONAL USES SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- (1) THE LICENSED CANNABIS ENTITY SHALL BE REQUIRED TO HAVE A LOCAL LICENSE PURSUANT TO CHAPTER 5, SECTION 5-34 OF THE TOWNSHIP OF WEST ORANGE MUNICIPAL CODE. **CONFORMS**
- (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. **CONFORMS**
- (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 25-4. **CONFORMS**
- (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 ONE (1) TOTAL PARKING SPACE PER 1,000 SQUARE FEET OF GROSS FLOOR AREA. **CONFORMS**
- (5) NO LICENSED CANNABIS ENTITY SHALL BE HOUSED IN A VEHICLE OR ANY MOVABLE OR MOBILE STRUCTURE. **SHALL CONFORM**
- (6) NO LICENSED CANNABIS ENTITY SHALL BE ALLOWED TO OPERATE AS A HOME OCCUPATION. **CONFORMS**
- (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 WITHIN THE TOWNSHIP MUNICIPAL CODE. **SHALL CONFORM**
- (8) A LICENSED CANNABIS ENTITY SHALL MEET ALL OF THE REQUIRED SECURITY MEASURES AS SET FORTH IN CHAPTER 5, SECTION 5-34 OF THE TOWNSHIP OF WEST ORANGE MUNICIPAL CODE. **SHALL CONFORM**
- (9) CANNABIS CONSUMPTION AREAS, AS DEFINED IN THE NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE, AND MARKETPLACE MODERNIZATION ACT, N.J.S.A. 24:6-31, ET. SEQ., SHALL BE PROHIBITED FROM ALL LICENSED CANNABIS ENTITIES. **SHALL CONFORM**

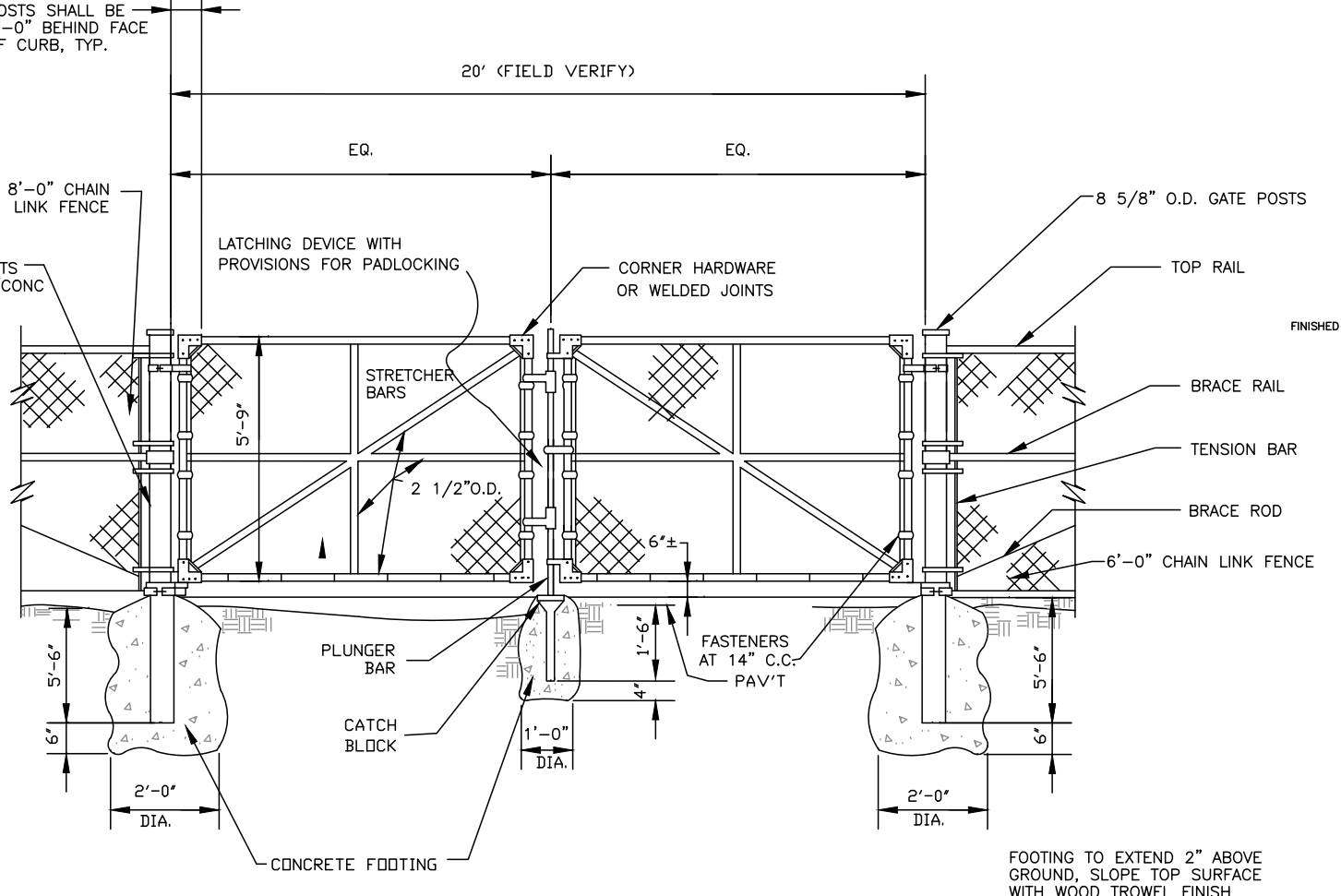


KEY		BOTANICAL NAME		COMMON NAME		SIZE	ROOT
CS	18	Cornus sericea		Red Osier Dogwood		3-Gal	B+B
HM	27	Hemerocallis x 'Ruby Spider'		Ruby Spider Daylily		1-Gal	B+B
BW	15	Buxus Sempervirens		European Boxwood		2.25-Gal	B+B

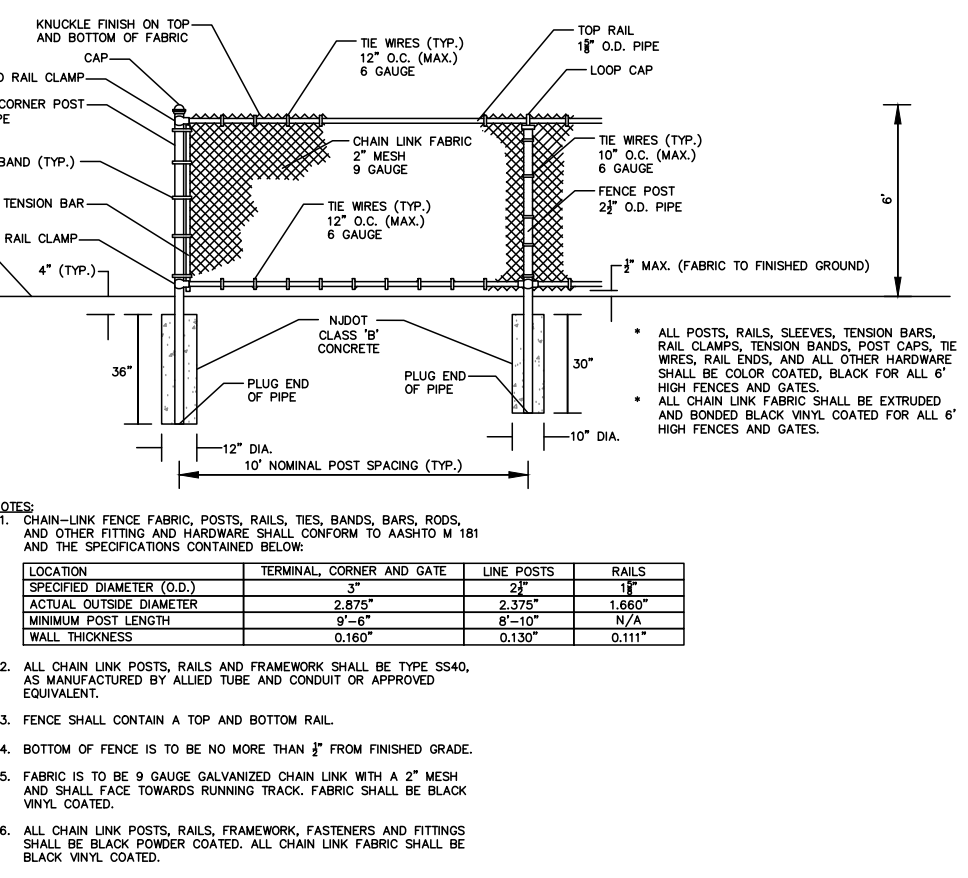
LANDSCAPE SPECIES MAY BE SUBSTITUTED WITH THE APPROVAL OF THE BOARD ENGINEER.



DECIDUOUS AND EVERGREEN SHRUB PLANTING DETAIL



DOUBLE SWING TYPE VEHICULAR GATE



6' CHAIN-LINK FENCE WITH SLATS

- GENERAL NOTES:**
1. ALL DISTURBED AREAS SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NJ;
 2. A ROAD OPENING PERMIT IS REQUIRED PRIOR TO THE CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY;
 3. OUTSIDE OF RE-PAVING EXISTING PARKING, THE TOTAL LIMIT OF DISTURBANCE IS LESS THAN 5,000 SF; NO COUNTY SOIL EROSION PERMIT IS REQUIRED;
 4. ALL EXCAVATED OR DEMOLISHED MATERIAL TO BE REMOVED AND DISPOSED AT A LICENSED RECYCLING FACILITY;
 5. THE APPLICANT TO REPAIR ANY PUBLIC IMPROVEMENTS DAMAGED DURING CONSTRUCTION INCLUDING SIDEWALK, CURB, PAVEMENT AND UTILITIES;
 6. ALL IMPROVEMENTS TO BE IN ACCORDANCE WITH STANDARD TOWNSHIP OF WEST ORANGE DETAILS OR THE CURRENT NJDOT STANDARDS;
 7. CONTRACTOR TO CALL 811 FOR UTILITY MARK-OUTS PRIOR TO BEGINNING CONSTRUCTION;
 8. RESTORE ALL AREAS DISTURBED BY CONSTRUCTION OR DEMOLITION WITH 5\"/>

TOWNSHIP OF WEST ORANGE LAND USE BOARD

THIS PLAN IS APPROVED BY THE TOWNSHIP OF WEST ORANGE

CHAIRPERSON	DATE
SECRETARY	DATE
ENGINEER	DATE

PARKING REQUIREMENTS:

78 ASHLAND AVENUE (PER YERRR CANNA): 1,200 SF/9 SEATS -	7 SPACES
80 ASHLAND AVENUE (PER YERRR CANNA): 2-UNITS, 2-BEDROOM EACH, 1.5/BEDROOM	6 SPACES
82 ASHLAND AVENUE (PER YERRR CANNA): CULTIVATION, OFFICE, UNUSED SPACE	7 SPACES
76 ASHLAND AVENUE (APPLICANTS BUILDING): PER 25-24.2 CONDITIONAL USES. (o)(4) 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.	
GROSS FLOOR AREA ±18,800 S.F.	19 SPACES
TOTAL REQUIRED SPACES:	39 SPACES
TOTAL SPACES PROVIDED:	40 SPACES

SURVEY REFERENCE:

EXISTING CONDITIONS SHOWN HEREIN ARE BASED ON A SURVEY PREPARED BY DMC ASSOCIATES, INC. ENTITLED "TOPOGRAPHY SURVEY TAX LOT 20, BLOCK 62, A.K.A. 86 ASHLAND AVENUE, TAX LOT 21, BLOCK 62, A.K.A. 84 ASHLAND AVENUE, TAX LOT 22.01, BLOCK 62, A.K.A. 76-82 ASHLAND AVENUE, TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY" DATED JULY 17, 2023, DMC PROJECT NO. 2307017 (ELEVATION DATUM NAVD88)

REVISION DATE	DESCRIPTION	BY
11/21/2025	BASED ON COMMENTS FROM ENGINEER & PLANNER	JRG

MINOR SITE PLAN, LANDSCAPE AND LIGHTING

**TAX LOT 22.01, BLOCK 62
A.K.A. 76-82 ASHLAND AVENUE
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY, NEW JERSEY**

**GOLDEN & MORAN ENGINEERING, LLC
PLANNING AND DESIGN**

AUTHORIZATION No. 2G428088700
6 CAREY AVENUE, BUTLER, NJ 07405
TEL: (973) 714-2131

Digitally signed by Joseph R. Golden
Date: 2025.11.21 10:49:00 -05'00'

JOSEPH R. GOLDEN, P.E., P.P.
PROFESSIONAL ENGINEER, NJ LICENSE NO. 24GE03298200
PROFESSIONAL PLANNER, NJ LICENSE NO. 3920

DRAWN	CHECKED	SCALE	DATE	SHEET No.	PROJECT No.
JRG	NG	1"=20'	04/30/2025	1 OF 2	GME-25-020