

October 25, 2022

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 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:

(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 submissions of the Library of New Jersey, Inc. 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 **24 Park Avenue, West Orange, New Jersey 07052**. Under the Township's current zoning map, the location is within the I 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 I 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.

Very truly yours,