

Pequannock Township

Application for FLOOD PLAIN DEVELOPMENT

Intake Date: _____

Completeness Date: _____

Applicant's Name: _____

Fee Paid: _____

Date Received: _____

Escrow Paid: _____

Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address, Telephone Number & Email: _____

Hillview Med, Inc. c/o Ken Vande Vrede, 30 Hillview Road, Lincoln Park, NJ 07035,
973-725-1512, ken@hillviewmed.com

2. Present Owner's Name, Address and Telephone Number: _____

Hillview Realty, LLC c/o Ken Vande Vrede, 30 Hillview Road, Lincoln Park, NJ 07035,
973-725-1512, ken@hillviewmed.com

3. Attorney's Name, Address, Telephone Number & Email: _____

Tom Molica, Vogel, Chait, Collins and Schneider, P.C., 25 Lindsley Drive, Suite 200,
Morristown, New Jersey 07960-4454, 973-538-3800, tmolica@vccslaw.com

4. Location of Site: _____ Street: Hillview Road

Block: 3803; 4201 Lot: 20; 1&2 Zoning: AG-1

5. Type of Development Proposed:

Residential Yes _____ No X

If yes, Number of structures _____

Number of dwellings _____

Number of stories per structure _____

Non Residential Yes X No _____

If yes, Number of structures including parking decks 11

Number of commercial buildings _____

Number of industrial buildings 2 - Switch Building and Powerhouse

Number of warehouse buildings 1 - Greenhouse and Headhouse

Number of stories per structure 1/2

Percent of parking spaces in the floodplain 100%

6. Area of tract: 997,259 in SF

Ground Floor area of all structures 194,527 in SF

Percentage of lot coverage by all buildings 19.5 %

Area of building and pavement 359,275 in SF

Percentage of lot coverage by all buildings and pavement 36.0 %
Net fill required for project? Zero net fill

7. Plan specifics: 171
Are any variances from Chapter ~~9~~ of the Pequannock Township Code required? Yes ☒ No ☐
If yes, provide section, number and reason for the variance request: (attach additional sheets as necessary)

Section	Description
<u>171-19 B.</u>	<u>Finished floor of the proposed greenhouse below the base flood elevation (BFE) and is wet flood-proofed where it is required to be dry flood-proofed per subsection (1)</u>

Ground elevation (in relation to mean sea level) at the proposed building corners:
Existing 177-180 Proposed 177-180
Elevation of 100 year flood (in relation to mean sea level) per FEMA maps dated 3 July, 1986 or perfected LOMA 179.7
Elevation (in relation to mean sea level) of lowest supporting member of proposed structure 178.75 ft in Greenhouse
Elevation of attached or detached garage N/A
Have NJDEP Stream Encroachment permits been granted?
YES _____ (attach copy) NO ☒
If no, have NJDEP Stream Encroachment permits been applied for?
YES _____ NO ☒ (If yes, attach copy of application)

8. Has this tract been involved in a prior application before the Planning Board or the Zoning Board of Adjustment? YES ☒ NO _____
If yes, Name of Board Request sent by Applicant's
Type of Application Attorney on 7/19/2022
Action Taken _____

9. List intended uses of the site: _____

Cannabis Cultivation and Manufacturing/Processing

10. Are there any existing covenants or deed restrictions on the property?
YES _____ NO ☒
If yes, Describe: _____

11. Are there any streams, ponds, ditches or wetlands on or adjoining the tract?
YES ☒ NO _____

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12. Name, Address and Title of person preparing the plats and exhibits presented: _____

Engineering: Thomas A. Boorady PE, President
Darmofalski Engineering Associates
86 Newark Pompton Turnpike
Riverdale, NJ 07457

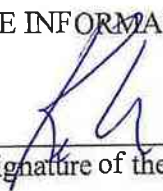
Architect: Steve Defelippi, Vice President
2WR + Partners
11 Ninth Street
Columbus, GA 31901

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13. List all the plans and other exhibits submitted with this application: _____

Site Plan, Architectural Drawings, Odor Control Narrative and Spec Sheet, Safety
and Security Plan and Procedures, Waste Disposal and Sanitation Plan _____

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS CORRECT TO
THE BEST OF MY KNOWLEDGE.

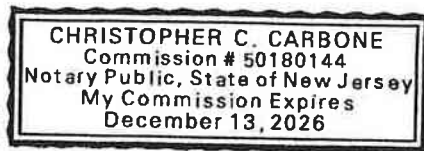
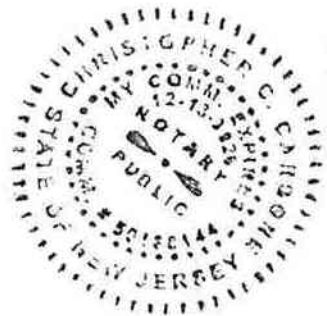


Signature of the Applicant

Sworn to and Subscribed
before me this 19th day
of July 20 22.


Notary

My commission ends 12/13/2026



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