

DARMOFALSKI ENGINEERING ASSOCIATES, INC.

CIVIL ENGINEERS

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July 20, 2022

Jill Hartmann, AICP, PP
Planning/Zoning Officer
Pequannock Township
530 Newark-Pompton Turnpike
Pompton Plans, NJ 07444-1799

RE: Hillview Med Preliminary and Final Site Plan Application
Cover Letter
30 Hillview Road
Block 3803, Lot 20; Block 4201, Lot 1 & 2
Pequannock Township, Morris County, NJ

Dear Ms. Hartmann:

Applicant, HillviewMed, Inc. ("Applicant"), hereby applies to the Township of Pequannock Planning Board (the "Board") for preliminary and final site plan approval, conditional use approval, flood plain development approval and signage and signage variance approval sought pursuant to N.J.S.A. 40:55D-70c, to construct a cannabis cultivation and manufacturing/processing facility together with related site improvements and signage on the subject property known and designated on Township of Pequannock Municipal Tax Map(s) as Block 3803, Lot 20, and Block 4201, Lots 1 and 2, and generally located at 30 Hillview Road, Pequannock, New Jersey 07440 (the "Subject Property").

We have enclosed the following files in support of this Application:

1. Site Plans, enclosing thirty-one (31) sheets, prepared by my office, dated July 15, 2022;
2. Architectural Drawings, enclosing three (3) sheets, prepared by 2WR & Partners, dated July 7, 2022;
3. Township of Pequannock Site Plan Application;
4. Township of Pequannock Application for Sign Approvals and Sign Variance;
5. Rider to Application, prepared by the Applicant's Attorney, Thomas J. Molica Jr., dated July 20, 2022
6. Township of Pequannock Site Plan Checklist;
7. Tax Certification Request to the Township of Pequannock, prepared by the Applicant's Attorney, Thomas J. Molica Jr., dated July 19, 2022;
8. Tax Certification Request to the Borough of Lincoln Park, prepared by the Applicant's Attorney, Thomas J. Molica Jr., dated July 12, 2022;
9. Owner Authorization, dated July 19, 2022;
10. OPRA Request, prepared by the Applicant's Attorney, Thomas J. Molica Jr., dated July 19, 2022;
11. W-9 Request for Taxpay Identification Number and Certification, dated July 19, 2022;
12. Odor Control Narrative, prepared by the Applicant's Supplier, Byers Scientific, dated July 6, 2022;
13. Procedures for Waste Disposal and Sanitation, prepared by Hillview Med, no date; and,
14. Procedures for Safety and Security, prepared by Hillview Med, no date.

TO: Jill Hartmann, Planning/Zoning Officer
RE: Application Cover Letter – Hillview Med

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Outstanding Items

The following items will be submitted under a separate cover:

6. Surface Water Management Plan
8. Environmental Impact Study
11. Proof of submission of completed application form for Morris County Soil Conservation District.
12. Receipt of completed application form and required fees for Morris County Planning Board
14. Traffic Impact Study...

Waiver Request

Item Z - If service for utilities (telephone, electric, water, sewer etc.) is to be provided by an existing utility company, a letter must be submitted from the company stating that service will be available before issuance of any Certificate of Occupancy.

We request that this item be made a condition of approval of this Application. The Applicant is in communication with all relevant utilities and is in the process of securing services for the proposed development.

Please contact me if you have any questions. I may be reached via e-mail at tab@darmofalski.com or via phone at (973) 835-8300x112.

Very truly yours,

Darmofalski Engineering Associates, Inc.



Thomas A. Boorady, PE, PP, CME, CFM