

DARMOFALSKI ENGINEERING ASSOCIATES, INC.

CIVIL ENGINEERS

86 NEWARK POMPTON TURNPIKE

RIVERDALE, NJ 07457-1429

TEL: (973)835-8300 | FAX: (973)835-1117

September 12, 2022

Morris County Planning Board
P.O. Box 900
NJ 07963-0900

RE: Hillview Med Morris County Planning Board Application

30 Hillview Road
Block 3803, Lot 20; Block 4201, Lot 1 & 2
Pequannock Township, Morris County, NJ

To Whom This May Concern:

Applicant, HillviewMed, Inc. ("Applicant"), hereby applies to the Morris County Planning Board (the "Board") for site plan approval 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. Morris County Land Development Review Application, dated September 8, 2022
2. Surface Water Management Plan, prepared by this office, dated September 8, 2022;
3. Traffic Impact Assessment, prepared by John Desch Associates, Inc., dated August 30, 2022;
4. Site Plans, enclosing thirty-one (31) sheets, prepared by my office, dated July 15, 2022; and,
5. Check in the sum of \$920 for the development review fee, dated September 12, 2022.

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

cc:

Lori A. Camaya, Pequannock Township Planning Board Secretary
Andrew R. Hipolit, Pequannock Township Planning Board Engineer

LAND DEVELOPMENT REVIEW APPLICATION

Mail To:

MORRIS COUNTY PLANNING BOARD
P.O. Box 900
Morristown, NJ 07963-0900



Office Location:

30 Schuyler Place
4th Floor
Morristown, New Jersey

ALL FILINGS TO THE PLANNING BOARD SHOULD BE IN DUPLICATE WITH APPROPRIATE FILING FEE

Section I. Submission Requirements (TWO COPIES OF ALL DOCUMENTS SHOULD BE SUBMITTED)

Submission: ☐ New ☐ Planning Board ☐ Review fee enclosed
☐ Revised ☐ Board of Adjustment ☐ No review fee

Section II. Project Information

Project Name: _____ Block(s) _____ Lot(s) _____
Municipality: _____ Road Frontage Name: _____
Applicant's Name: _____ Telephone: _____ Fax: _____
Mailing Address: _____

Section III. Site Data

What is being proposed? _____
Zone District(s) in which property is located: _____
Present Use(s) _____ Proposed Use(s) _____
Proposed Water Source: _____ Sewage Disposal _____

☐ Subdivision:
Gross Area of Subdivision Tract _____ acres ▪ Net Lot Area _____ acres ▪ Number of Lots _____

☐ Site Plan: Lot Area _____ Acres
If Residential: # of Dwelling Units _____ If Non-Residential
New Floor Area _____ Total Floor Area _____
New Parking Spaces _____ Total Parking Spaces _____
New Impervious Surface _____ Total Impervious Surface _____

Section IV: Review Fees (not required for revised submissions)

Applicant hereby applies for: (check one)

Municipal Classification	Rate	Fees
☐ Subdivision: Sketch	no charge	
☐ Subdivision: Minor	\$100.00	\$ _____
☐ Subdivision: Preliminary	\$500.00 + \$25.00 per lot	\$ _____
☐ Subdivision: Final	\$100.00	\$ _____
☐ Site Plan: Multi-Family	\$500.00 + \$25.00 per dwelling unit	\$ _____
☐ Site Plan: Non-Residential	\$500.00 + \$5.00 per new parking space	\$ _____
Total enclosed (payable to "Treasurer of Morris County").		\$ _____

Application completed by: _____ ☐ applicant / ☐ owner / ☐ attorney / ☐ engineer
(please print)

Signature: _____ Dated: _____

**MORRIS COUNTY PLANNING BOARD
LAND DEVELOPMENT REVIEW
APPLICATION PROCEDURES**

SUBMISSION REQUIREMENTS:

- Subdivision – All subdivisions must be submitted to the County Planning Board for review.
Major Subdivisions – will be reviewed for County approval
Minor Subdivisions – will be reviewed to determine:
1. If the project fronts along a County road; and/or
 2. If the project will affect any County drainage facilities.
- For those minor subdivisions which meet either one or both of the above criteria, the project will be reviewed for approval. If a minor subdivision does not meet either criteria, an exemption letter will be sent.
- Site Plans – Site Plans will be reviewed to determine:
1. If the project fronts along a County road; and/or
 2. If the project contains an amount of impervious surface equal to or greater than one acre (43,560 sq. ft.)
- For those site plans which meet either one or both of the above criteria, the project will be reviewed for approval. If the site plan does not meet either criteria, an exemption letter is sent.

PROCEDURES:

New applications must be submitted to the County Planning Board by the municipal approving authority or by the applicant and accompanied by the transmittal letter stating that the application has also been made to the municipal approving authority. Development applications revised in response to County Planning Board requirements may be submitted directly to the County Planning Board by the applicant.

Digital copy of final plat and fully signed paper copy of final plat are required prior to filing of final plat at the Morris County Clerk's Office.

REVISIONS:

Subdivision plats and site plans which are revised to comply with the County Planning Board requirements, or would alter a previous County Planning Board approval, must be resubmitted to the County Planning Board for review and approval.

REPORTS:

The County Planning Board has a statutory review period of thirty (30) days from the date of a complete submission. Upon completion of the County Planning Board review, a report will be mailed to the municipal approving authority with copies mailed to the applicant and his/her engineer. For those site plans and minor subdivisions found to be exempt, a notice of exemption will be mailed to the municipal approving authority.

SUBMISSION PACKAGE:

A complete application consists of the following:

- ☐ 1. Two (2) completed copies of the County application form (on the reverse side).
- ☐ 2. Two (2) copies of the subdivision or site plan drawings.
- ☐ 3. Two (2) copies of the drainage study (if required by the County Land Development Standards or municipal ordinance).
- ☐ 4. Two (2) copies of the traffic impact study (if required by the County Land Development Standards or municipal ordinance).
- ☐ 5. Payment of the review fee in accordance with the fee schedule on the reverse side of this application. If no fee is included, the applicant will be billed and the project may not be reviewed until payment is received. No fee is required for resubmissions.

Package should be submitted via mail to: Morris County Planning Board
P.O. Box 900
Morristown, NJ 07963-0900

Or via personal delivery or overnight to: Morris County Planning Board
30 Schuyler Place, 4th Floor
Morristown, New Jersey 07960

Questions, please call: (973) 829-8120