

Pequannock Township
Application of Site Plan

Applicant's Name: _____

Fee Paid: _____

Date Received: _____

Escrow Paid: _____

Date Received: _____

DO NOT WRITE ABOVE THIS LINE

1. Applicant's Name, Address and Telephone Number: _____
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 and Telephone Number: _____
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. 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 %

6. Lot specifics as provided on plan:
Are any variances requires? YES _____ NO ☒
Lot width: 927.7 ft Front yard setback 253.8 ft
Side yard setbacks 53.3 ft Rear yard setbacks 65.5 ft
Percentage of front yard used for parking N/R in this zone %
Buffers provided: YES ☒ NO _____
Parking spaces provided 82 + 2
Loading spaces provided 7

7. 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 _____

8. List intended used of the site: Cannabis Cultivation and Manufacturing/Processing

9. Does lot have frontage on a public street or ROW?

YES ☒ NO ☐

Property is located on a ☒ Municipal, _____ County
or _____ State Road. (check all that apply)

10. Number of buildings or structures existing 16, proposed 11.

11. Are there any existing covenants or deed restrictions on the property?

YES _____ NO _____

If Yes, Describe: _____

12. Are there are streams, ponds, ditches or wetlands on or adjoining the proposed
Subdivision? YES ☒ NO ☐

13. Is the property located in the 100 year Floodplain or floodway as shown on the
FEMA Maps dated July 3, 1986? YES ☒ NO ☐

14. 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

15. 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

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

[Signature]
Signature of Applicant

Sworn to and Subscribed

Before me this 19th day
of July 20 22.

[Signature]
Notary

CHRISTOPHER C. CARBONE
Commission # 50180144
Notary Public, State of New Jersey
My Commission Expires
December 13, 2026

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