

October 21, 2022

Lori A. Camaya
Planning/Zoning Administrator
Township of Pequannock
530 Newark-Pompton Turnpike
Pompton Plains, NJ 07444

Re: **Preliminary and Final Site Plan w/Conditional Use Variance Approval,
Flood Plain Development Approval and Signage & Signage Variance Approval**
Hillview Med, Inc. c/o Ken Vande Vrede
30 Hillview Road
Block 3803, Lot 20 and Block 4201, Lots 1 & 2
Pequannock, Morris County, NJ
Colliers Engineering & Design Project No. PQP0039

Dear Ms. Camaya,

Our office is in receipt of copies of documents relative to the above-referenced Application summarized in Exhibit 1.

Based on our review of these documents, we offer the following comments in this matter:

General

The Applicant in this matter is:

Hillview Med, Inc. c/o Ken Vande Vrede
30 Hillview Road
Lincoln Park, NJ 07035

The Owner in this matter is:

Hillview Realty, LLC c/o Ken Vande Vrede
30 Hillview Road
Lincoln Park, NJ 07035

The Applicant shall notify the Board of any changes to the above information.

1. The property consists of three (3) lots designated as Block 3803, Lot 20, and Block 4201, Lots 1 & 2 in the Ag-1 (Agricultural District 1) District, where cultivation of cannabis is permitted as a Conditional Use on the subject lots. The property is located at 30 Hillview Road, approximately 2,800-feet south of Jacksonville Road, approximately 250-feet south of Greenview Park, with residential properties to the immediate north fronting on Hillside Avenue and to the east

residential properties on Green View Drive in the R-15 District. Properties in the Borough of Lincoln Park are located to the west and south of the subject property including the Lincoln Park Airport.

2. The Applicant notes that the subject parcel totals 997,259-square foot or 22.89-acres. Block 3803, Lot 20 consists of 8.608-acres; Block 4201, Lot 1 consists of 10.951-acres, and Lot 2 consisting of 3.335-acres.
3. The property is irregular in shape with approximately 960-feet of frontage along Hillview Road, a depth of approximately 810-feet along the south property line, 842-feet along the north property line, and a total of approximately 1,282-feet along the easterly property lines with the residential properties on Green View Drive.
4. The Applicant references a Boundary & Topographic Survey prepared by Robert L. Cigol, NJPLS of DMC Associates, dated November 24, 2021, last revised May 16, 2022 and shall provide a copy to the Board.
5. The Applicant has submitted an Existing Conditions and Demo Plan (Sheets 2 & 3 of 31) and the site elevations range from 176-feet to 181-feet.
6. On Sheets 26 & 27 of 31, the Applicant notes a Limit of Disturbance of 532,956-square feet (12.23-acres) or 53.4-percent of the property. The Applicant notes that the "Wetlands and Transition Area are not to be disturbed" and shall confirm testimony.
7. The Applicant seeks Preliminary and Final Site Plan Approval, and a Conditional Use Variance in order "...to redevelop the proposed site from a commercial garden center into a cannabis cultivation facility..." and "demolish the existing greenhouse structure, other minor structures, and remove all existing gravel driveways and pavement. The Applicant proposes to then construct a new Cannabis Cultivation space, office space, warehouse space, exterior equipment, utility building, and switch yard...", and "...a combination of asphalt, permeable paver and gravel driveways and parking areas are proposed throughout the site to give access to the various facilities. The single-family residence will remain as-is." The Application further notes that the intended uses are "cannabis cultivation and manufacturing/processing."
8. The Applicant notes that the subject property was involved in a prior application to the Township, but no information has been provided to this office.

Variances/Waivers

As noted in their application and the Rider to Application, the Applicant has indicated that they are seeking a variance from §171-19B of the Ordinance noting that the "finished floor of the proposed greenhouse would be below the base flood elevation (BFE) and is wet-proofed where it is required to be dry flood-proofed per subsection (1), as well as signage and signage variance approvals."

The Board should request comments from the Board Attorney and Board Planner regarding the requirements of any additional variances/waivers for this Application.

General Comments

Based on our review, we offer the following comments:

9. The Applicant has provided a full set of plans (31-pages) dated July 15, 2022. However, separate submissions were provided to the Board for: revised Sheets 7, 8, and 21 of 31, last revised September 8, 2022; IMP-1(Existing and Proposed Impervious) dated September 8, 2022; EDA-1 (Existing Impervious Areas) dated September 8, 2022; PDA-1 (Proposed Drainage Areas) dated September 8, 2022; and MVS-1 (Regulated Motor Vehicle Surfaces) dated September 8, 2022. The Applicant has indicated that several plan sheets have been recently revised to reflect changes required during their submittal to the New Jersey Department of Environmental Protection (NJDEP). The Applicant shall provide testimony. The Applicant shall incorporate all plan sheets into one set and number the plans 1 of 31, etc. for ease of review. Any future plan revision shall be noted on the plans with a "cloud" and/or notation with the revision date.
10. The Applicant shall provide testimony if the existing home on Block 3803, Lot 20 which is noted to remain will be subdivided from the proposed site.
11. The Architectural Plans shall provide revision dates as several different dates are provided on the submitted plans.
12. The Applicant notes on Sheet 2 of 31 (Existing Conditions and Demo Plan - North) and Sheet 3 of 31 (Existing Conditions and Demo Plan – South), that the Applicant is proposing to:
 - a. "Remove all Man-Made Improvements both at Grade and Above Ground within Limit of Disturbance Shown";
 - b. "Existing Electric, Gas and Water Service to Houses to remain";
 - c. "Existing Gas Service to Existing Greenhouse to be capped and removed. Service to House on Subject Property and House on Lot 21, Block 3803 to remain";
 - d. "Remove Septic System in Accordance with NJAC 7:9A Standards for Individual Subsurface Sewage Disposal Systems";
 - e. "Cap and Remove Existing Abandoned Water Line"; and
 - f. "Shed Encroaching onto Subject Property to be Relocated. Fence to be Reconstructed within on Lot 21, Block 3803".
13. The Applicant shall provide testimony regarding the 20-foot-wide drainage easement running east/west along the south property line of Block 4201, Lot 2 noted on the Tax Map on Cover Sheet 1 of 31.

14. The Applicant shall provide testimony regarding the disparity noted in the Boundary lines for Block 4201, Lot 1 "Boundary Line as Described in a Conveyance from David Vande Vrede and Gerde Vande Vrede to Hillview Realty, LLC, dated Dec. 23, 2005 Recorded in Deed Book 654, Page 5 & 6" and the "Westerly Line of the Whole Tract as Shown on Map Entitled: "Section 1, Green-View-Hills" Filed as Map No. 2359."
15. The Applicant shall provide testimony regarding resolution of the existing encroachments on the property.
16. For ease of reference, the Applicant shall add legible Block and Lot designations for the subject lots on all site plans.
17. The Applicant shall provide full callouts for proposed improvements noted on the Engineering plans, rather than needing to cross reference the Architectural plans. This includes Sheets 7 and 8 where equipment callouts are noted as "elevated" versus chiller, powerhouse, etc. noted on the Architectural Plans.
18. The Applicant notes on Sheet 7 of 31, that they are proposing to replace the existing 24-inch reinforced concrete pipes (RCP). The revised Sheet 7 of 31 (revision dated September 8, 2022), however, indicates that these pipes will be "replaced by the Township of Pequannock" and the Applicant shall provide testimony.
19. The Applicant shall revise the zoning table on Sheet 4 of 31 to provide the existing conditions on the site for setbacks, coverage, etc.
20. The Applicant is proposing a Building Coverage of 194,527-square feet (19.5-percent), where the maximum permitted in the AG-1 District is 75-percent. As noted, the Applicant has not provided zoning information for the existing conditions.
21. The Applicant is proposing an Impervious coverage of 359,275-square feet (36.0-percent), where the maximum permitted in the AG-1 District is 80-percent. A separate Sheet IMP-1 compares Existing and Proposed Impervious Surfaces but fails to include the square footage for each component noted in the legend. The Applicant shall revise the plans accordingly.
22. The Applicant has noted in their Surface Water Management Plan that they are reducing the Impervious Coverage from 403,186-square feet to 320,077-square feet, which differs from the coverage noted on the plans. As noted, the Applicant has not provided zoning information for the existing conditions and shall resolve any discrepancies.
23. The Applicant is proposing to reduce the regulated motor vehicle surface area from the existing 255,179-square feet (25.6-percent) to 130,814-square feet (13.1-percent), or a 124,365-square feet reduction. The Applicant notes that the stormwater regulations require stormwater quality initiatives only when there is an increase in regulated motor vehicle surface area.

24. The Applicant has submitted an application to the Morris County Soil Conservation District dated September 12, 2022. The Applicant shall provide the current status of the application to the Board.
25. The Applicant has provided a copy of a September 12, 2022 cover letter and September 8, 2022 application to the Morris County Planning Board for review and approval and shall provide the current status of the application to the Board.
26. On the Site Plan-North (Sheet 4 of 31), the Applicant notes a 7-foot-tall chain link security fence surrounding the greenhouse, cooling towers and Powerhouse, and has provided a detail of the fence on Sheet 23 of 31. No fences are noted in the southern half of the site on Sheet 4 of 31 Site Plan-South where the proposed JCPL switch building, switch yard, transformers and generators are proposed. The Applicant shall confirm that no fence is provided in the southern half of the site, or a gate at this site access point. We recommend that the chain link fence be coated black for aesthetics.
27. We defer to the Board Planner and the Board for any additional landscaping requirements related to this application.

Site Plan Approval

28. The Ordinance under 360-42V(8) requires that "Site Plan approval shall be required as per §360-56-. In addition to the general site plan submission requirements, the applicant shall submit, including but not limited to, a safety and security plan, emergency service access plan, hazardous material inventory, environmental impact statement and waste control plan." To date, our office has not received separate documents that address the emergency service access plan or the hazardous material inventory. The Applicant shall provide testimony and the required documentation to the Board.

Flood Plain Comments

Our office has the following comments regarding the proposed application as they relate to construction within a regulated floodplain. We defer to the Township's Flood Plain Manager for review and approval of the proposed application.

29. The Applicant has submitted an Application for Flood Plain Development to the Township dated July 19, 2022 (notary date) and has proposed the construction of:
 - a. Two (2) Switch Buildings and Powerhouse;
 - b. One (1) Greenhouse and Headhouse;
 - c. Half-story per structure; and
 - d. Total Area of Tract noted as 997,259 SF; Ground Floor Area of all structures 194,527-SF; Percentage of Lot Coverage by all Buildings 19.5%; Area of Building and Pavement – 359,275 SF; Percentage of Lot Coverage by all Buildings and Pavement – 36.0%.

30. The Applicant notes that they are requesting a variance from Chapter 171-19B of the Ordinance regarding the proposed finished floor elevation of the greenhouse, which is noted as below the base flood elevation (BFE) of 179.7, where the Applicant is proposing 177-feet as the lowest elevation. The Applicant is also proposing that the building be wet-flood proofed where the Ordinance requires dry-flood proofing per subsection (1) which states that all non-residential construction "be dry floodproofed to two feet above the base flood level so that the structure is watertight with walls substantially impermeable to the passage of water". The Applicant also notes that the lowest supporting member of the proposed structure is at an elevation of 178.75 in the greenhouse. The Ordinance further states that the structure:
- "Have structural components capable of resisting hydrostatic and hydrodynamic loads of buoyancy; and
 - Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the applicable provisions of this subsection. Such certification shall be provided to the Township Engineer and be in the form of a FEMA floodproofing certificate."

The Applicant shall provide testimony regarding compliance with the Ordinance.

31. The Applicant notes the installation of flood vents on Sheet 16 of 31 and has provided calculations for vent installation based on the proposed square footage to be wet flood-proofed of 141,767-square feet. The Applicant is proposing 709-flood vents in the Greenhouse, with 12-flood vents "per assembly" at 61-locations throughout the Greenhouse. Another 70-flood vents are proposed in noted "dry rooms" and corridors within the overall Greenhouse structure. The Applicant shall provide testimony regarding compliance with the Ordinance.
32. The Applicant shall provide testimony if the proposed perimeter chain link fence can be installed in the Flood Plain without potentially inhibiting the flow of water during a storm event.
33. The Applicant has provided Sheets 17 and 18 of 31, Transition Area Waiver Plans and shall provide testimony. No documentation has been provided that the Applicant has applied for a Transition Area Waiver from the State.

Stormwater Comments

The Applicant shall number the Surface Water Management Plan for ease of reference.

34. The Applicant notes that this application is considered a Major Development per NJAC 7:8 and §308 of the Ordinance since it results in the disturbance of one or more acres of land. This requires various improvements designed to address water quality, water quantity, groundwater recharge, and green infrastructure.
35. The Applicant shall confirm that there is no text missing from the last paragraph on unnumbered Sheet 1 where it states "...within the PA1 area".

36. The Surface Water Management Plan (unnumbered Sheet 2) notes that “per §306, the groundwater recharge requirements shall apply to all projects within the Township of Pequannock. Given the reduction in impervious coverage and that all soil types (per the New Jersey Groundwater Recharge Spreadsheet) within the subject property site yield zero groundwater recharge, our project satisfies the requirements of §306 without further study” (unnumbered Page 2 of the Plan). The Applicant shall provide testimony. We also note that the Township Stormwater Management Regulations are Chapter §308, and the Applicant shall resolve this discrepancy.
37. The Applicant notes that they are reducing the regulated motor vehicle surface area from “...255,179 SF to 130,814 SF, a reduction of 124,365 SF.” The Applicant has provided Sheet MVS-1 as a separate plan sheet. The Applicant shall revise the Sheet to include a breakdown of the existing and proposed surface areas as described in the Legend. We recommend that all submitted plans be incorporated into one review set and numbered as noted above.
38. The Applicant is proposing the installation of 41,292-Square Feet of pervious pavement in the parking spaces in the parking lot. The Applicant has provided details of the pervious pavement systems on Sheet 21 of 31 and shall provide testimony regarding the underdrain system and required maintenance of the pavement. Since this is a proposed component of the Plan and the stormwater runoff quality standards, the pervious pavement will be required to be maintained and replaced as needed throughout the project duration. The Applicant shall confirm in testimony.
39. It is unclear from the plans where the downspouts from the buildings are located, if they are proposed to be piped to an inlet, outfall to the surface, etc. The Applicant shall provide testimony and revise the plans accordingly.
40. There are no exhibits provided in the Plan for Appendices D, E, F, G or H.
41. The Applicant has provided a separate Sheet EDA-1 which details the Existing Sub-Drainage Areas for the site but provides no summary for the total site. The Applicant shall revise the plans accordingly.
42. The Applicant has noted in communications with our office that they are currently in discussions with the NJDEP in order to fully address the Stormwater Legislation and the Township Stormwater Ordinance. As such, the submitted Plan and related engineering drawings are subject to revision by the NJDEP, who will approve the plans. The Applicant shall provide testimony to the Board regarding the revised sheets and status of discussions with the NJDEP.
43. Based on the above, our office recommends that should the Board act favorably on the application prior to final NJDEP approval, any Board approval should be conditioned upon the Applicant receiving NJDEP approval and note that any substantial Plan revisions may require resubmittal to the Board.

Environmental Impact Statement

44. Section 360-42V(5) of the Ordinance notes that “all cannabis cultivating operations shall operate in compliance with State and local noise laws and regulations.” We note that on page 22 of the Statement that no actual noise levels were taken but were estimated based on “Typical Day-Night Noise Levels in Urban Areas in the United States”, and notes that with the site “...being located across the street from the privately owned Lincoln Park Airport...” (noise levels are) “...more in line with urban and noisy urban noise levels at times.” The Applicant shall provide testimony regarding the applicability of these data. Actual baseline data are recommended to accurately gauge existing conditions and the impact of the proposed operations on the surrounding neighborhood, and we defer to the Township Noise Control Officer for review and comment.
45. The Statement does not address the noise from the proposed cooling towers and powerhouse in the northern half of the site, or the generators in the southern half of the site, or if the transformers, switch building, or switch yard will generate any noise. The Applicant shall provide manufactures specifications for this equipment including proposed noise levels. We anticipate that the proposed equipment provided will incorporate the highest available sound reduction technology.
46. The Applicant shall schedule regular generator testing from Monday through Friday between noon and until 4:00 p.m. Only one (1) generator shall be tested at any given time.
47. The Statement quotes from the Ordinance that “no light generated by any cannabis cultivating/growing structures shall result in measurable light changes at the nearest property boundary to each structure.” Further noted is that interior black out shades will be used in the greenhouse when interior lighting will be used.” The Applicant shall confirm in testimony. See our comment below regarding security lighting.
48. Page 23 of the Statement notes a reduction of 94,365-square feet of regulated motor vehicle surfaces; however, the Stormwater Report notes 124,365-square feet. The Applicant shall provide testimony and resolve any discrepancies.
49. Page 25 of the Statement states that the Applicant will be “constructing a proposed porous pavement basin in the truck loading area...” which conflicts with the Site Plan Sheet 4 of 31. The Applicant shall provide testimony and resolve any discrepancies.
50. Page 25 of the Statement further states under **1. Land Use** that “the proposed subdivision has been designed in accordance with the Township Land Use Ordinance requirements for the R-1 Residential Zone...portions of the site will be converted from undeveloped land to a single family residences and associated features...”. The Applicant shall provide testimony and resolve any discrepancies.
51. Page 30 of the Statement notes that “the project involves the redevelopment of 4,946 SF of the 50-foot wetland transition area and has been designed to meet current NJDEP criteria for the Transition Area Waiver for Redevelopment”. The Applicant shall provide the status of the waiver request from the NJDEP.

52. The Applicant notes on page 33 that there are certain irreversible or irretrievable commitments of resources and unmitigated impacts which are:

- a. Minor impacts to State open waters as a result of the installation of the stormwater outfall structures;
- b. Minor soil erosion due to grading activity;
- c. Minor changes in local topography;
- d. Temporary normal construction related noise; and
- e. Minor increase in vehicular traffic.

The Applicant shall provide testimony.

53. The Applicant shall revise page 34 to correct the zoning District.

Waste Disposal and Sanitation

The Applicant has provided a waste disposal and sanitation discussion in order to "...maintain sanitary conditions throughout the cannabis business premises."

- 54. The Applicant shall provide testimony regarding the noted statement on Page 1 that states that the "...heating and air conditioning systems avoid decomposition of chemicals, sewage and trash are maintained and disposed of in a timely and safe manner..."
- 55. The Applicant shall provide testimony regarding that statement on Page 2 that "Upon discovery of the unused, expired or otherwise unusable cannabis product or byproduct...once segregated...will be immediately contained within the appropriate single use or reusable container."
- 56. The Applicant shall also provide testimony regarding the noted "hazardous waste" that presumably will be stored on site, required storage areas, locations, right-to-know, etc. We defer to the Township Emergency Services and Health Department for their review and comment.
- 57. The Applicant shall provide testimony regarding the amount and type of materials proposed to be stored on site, if different types of material will be segregated and where, as well as any and all proposed method(s) of on-site destruction.
- 58. The Applicant shall provide testimony if any waste from the cannabis operations (other than office waste) will be directed to the Morris County transfer stations.
- 59. The Applicant shall provide an annual report to the Township providing the weight of all designated recyclables (the Applicant noted cardboard but shall recycle all designated recyclables pursuant to the Ordinance).

Odor Comments

The Applicant has indicated that they are proposing to utilize a combination of the following odor controls for interior cultivation, processing, trimming areas, hallways, common corridors and office areas:

- a. Seventeen (17) 6,000 cfm Byers MT-6A™ units, with a decibel level of 55 dB at 5-feet at max output (product specification sheet provided);
- b. One (1) 2,000 cfm Byers MT-2A™ unit (product specification sheet not provided); and
- c. Ten (10) 400 cfm Camfil CC400 units (product specification sheet provided).

For the exterior odor controls, the Applicant is proposing the following:

- a. One (1) Byers vapor-phase odor neutralization unit (product specification sheet provided) (notes the unit size as 74.5" long by 59" deep by 63" high, 63 gallon storage, evaporation tank, and 65 dB at 30-feet), although the noted "Ecosorb" neutralizer product information has not been provided.
60. The Applicant has not indicated where these units are proposed to be installed, noise information on all units, where are they proposing to store the chemicals (activated carbon, Ecosorb, etc.) needed for the odor controls and any required safeguards, etc.
61. The manufacturers information requires that the Applicant replace carbon cylinders on a regular basis, and shall provide testimony on the proposed storage, delivery, frequency of maintenance, any require unit downtime that could affect odor emissions, etc.
62. The manufacturer (Byers Scientific) recommended that the Applicant install a vapor-phase odor neutralization system along the ridge vents of the facility to address any cannabis odor emissions not already removed by the interior filtration units. The documentation provided indicated that the odor removal efficiencies are in the range of between 95-98.7-percent. The Applicant shall provide testimony if this system is proposed and what odor removal efficiencies are proposed with the other units noted in their application.
63. In accordance with the Ordinance, the Applicant shall provide an annual odor monitoring report for the life of their applicable State permit.

Safety & Security Comments

The Applicant has provided Procedures for Safety and Security pursuant to NJAC 17:30, Sub-chapter 9 – Cannabis Business License Holder Material Conditions and Requirements.

64. The Applicant shall provide a copy of their On-site Operations Manual including their Security Plan to the Township for their review and comment.

65. The Ordinance (revised §360-42V(7)) notes that “on-site security lighting, whether or not indoor or outdoor, and hydroponic or other lighting used in indoor cultivation areas shall be exempt from this provision.” The Applicant shall provide testimony regarding proposed light levels for the noted exterior motion sensors and potential glare towards neighboring properties. See our comments under the Environmental Impact Statement.
66. The Applicant shall revise the statement on page 2 that “our third-party security team will staff two-three-security guards...” and provide testimony.
67. The Applicant notes on page 2 that they will “...conduct mobile patrols of the entire complex”, however on the east side of the Greenhouse, there is less than 7-feet between the greenhouse building and the proposed 7-foot perimeter fence, and the Applicant shall provide testimony regarding the ability of a mobile patrol to access this area.
68. We defer to the Township Police, Fire and Emergency Services regarding any comments and/or requirements.

Traffic Comments

General site circulation comments are provided herein, however full traffic comments will be provided under separate cover.

69. The Applicant has provided partial Turning Movements on Sheets 29 and 30 of 31 for CO₂ deliveries, trash, cardboard bailer, van deliveries, but full movements are required for analysis. It appears that the trash and cardboard bailer movements will block the access road when picking up trash and recyclables. The compactor pickup and Truck Turn Around movements are unclear as to where they are proposing pickups, and significant maneuvering is noted on the plans. The Applicant shall also provide testimony regarding the pick-up of other designated recyclables at the facility.
70. Also, on Sheet 30 of 31, the Applicant notes an Emergency Vehicle on the Access Road traversing over what appears to be a concrete sidewalk in the grass pavers drive aisle which is noted on the south side of the Greenhouse.
71. Turning movements for the entire site which will require access by the Township Emergency Services shall be provided. We note that there is no fire access along the east side of the greenhouse building. See our comments about security access along this same location.

Signage

We defer to the Board Planner for review and comments on the proposed signage.

Lighting

72. On Sheets 11 and 12 of 31, the Applicant has proposed the installation of the following lighting:
- a. Building mounted lighting at a height of 12-feet along the exterior of the Greenhouse, Headhouse and Powerhouse buildings;
 - b. Pole mounted lighting at a height of 15-feet to 20-feet at locations along the site perimeter; and
 - c. Pole mounted lighting at a height of 20-feet in the parking lots, along drive aisles, the JCPL Switchyard, Generator locations, and JCPL Switch Building.
73. Light levels are noted to be 0.0-footcandles at the property line with the exception of the southern access road and in the northwest and north limits of the property where they are noted to be 0.1-footcandles.
74. The Applicant shall provide testimony if the proposed building mounted lighting will be “motion sensor & ambient photocontrol combination” as noted in the specifications. We recommend that, subject to requirements for security lighting, that lighting on the east side of the building be limited due to the proximity to residential properties.
75. The Applicant shall provide additional lighting at the main site entrance for safe ingress and egress where the plans note 0.0-footcandles.
76. We recommend that the proposed lighting be 3,000 K (CCT– Correlated Color Temperature) and be dark sky compliant.
77. The Applicant shall provide testimony regarding site operational hours. The Board may desire that site lighting be either dimmed or turned off during any non-business hours.
78. All pole mounted lighting shall be a minimum of 15-feet from any proposed trees to prevent the eventual tree canopy from blocking the lighting.
79. The installed dimensions noted on the Generator Enclosure detail provided on Sheet 25 of 31 note a height of 38.9-feet. The Applicant shall confirm in testimony and if any lighting on the exhaust stack is proposed/required.

Parking

80. The Applicant shall provide testimony regarding the number of employees, parking requirements given the proposed use, etc. The Applicant shall also provide testimony if any vehicles (trucks, vans and cars) will be parked on the site overnight.

81. The Applicant has noted on Sheet 6 of 31 that they are complaint with parking as follows:
- a. Cannabis Cultivation: 173,122-SF and required 1 space/5,000 SF = 35-spaces;
 - b. Office Use: under 49,999-SF and required 4.5-spaces/1,000 SF = 43-spaces;
 - c. Future Warehouse Expansion: 13,973-SF and required 1-space/5,000 SF = 3-spaces;
 - d. Powerhouse Utility Building: 7,495-SF, with no parking proposed;
 - e. Total parking provided is 82-spaces, and the Applicant notes that there are 81-spaces required and shall provide testimony; and
 - f. It does not appear that the Applicant included the ground floor office support areas in their calculations and shall confirm in testimony and revise the plans accordingly.
82. The Applicant notes on Sheet A1.1 that there is a "Training" area proposed accessory to the office uses. This training area notes 116-stations/desks, and the Applicant shall confirm in testimony as the site cannot accommodate parking should the training area be at capacity.
83. The Applicant shall provide testimony regarding the provided ADA spaces and providing the shortest accessible route of travel to an accessible entrance. In addition, the designated route is required to be compliant from a width and grading standpoint. We would recommend that the route of travel be relocated farther north to reduce the length of the route of travel. The Applicant also notes an inlet in the ADA space and shall relocate the inlet.
84. The Applicant shall include Electric Vehicle Charging Stations pursuant to the State Legislation.

Utilities

85. Water lines are noted running through the property to/from Block 4203, Lot 16, and Block 4201. The note on Sheet 2 of 31 states that the Applicant will "cap and remove existing underground water line", and the Applicant shall provide testimony.
86. Will serve letters from gas, electric, water and sanitary providers shall be provided by the Applicant. The Applicant shall also discuss underground utilities, and the proposed fuel supply to the generators (noted as gas on Sheet 20 of 31).
87. On Sheet 19 of 31 (Utility Plan – North) the Applicant is proposing to connect the proposed facility to the existing sanitary sewer manhole in the street. The Applicant shall provide confirmation the existing sewer line on Hillview Road has adequate capacity and provide any documentation from the sewer provider. The Plan also notes that existing gas and water services "to residences" to remain and will be field verified by the Applicant. The Plan also notes that the "future sanitary sewer lateral connection for residences not in scope of this project. Easements to be provided as required. Final location TBD." Assuming that the existing residence is currently serviced with a septic system, the Applicant shall confirm the location of the septic system and that the proposed site work will not negatively impact this system.

88. The Applicant has provided a dumpster pad detail on Sheet 23 of 31. We assume that the dumpster is shown on the Site Plan-North (Sheet 4 of 31) on the west side of the building and which measures 18-feet by 10-feet, with (2) 8-yard slant bins. The Applicant shall revise the plans to include bollards at the outer corners of the dumpster enclosure and note self-closing gates on the detail. No other dumpster enclosures are noted on the plans, and the Applicant shall confirm in testimony.
89. The Applicant is proposing to install overhead electric lines from the JCPL transmission lines to the south (running along Anthony Boulevard) into the site (Sheets 19 and 20 of 31). The lines are proposed to run north to the building and extend along the south and east sides of the greenhouse building leading to the powerhouse at the northeast corner of the property. The Applicant shall confirm the proposed route in testimony.
90. The CO tank detail on Sheet 25 of 31 provides no apparent information on the total installed height of the tanks. The Applicant shall provide testimony and revise the plans accordingly.
91. We defer to the Township Fire Department regarding the proposed locations of fire hydrants and availability of adequate water pressure.

Airport Hazard Zone

The Applicant has provided an Airport Hazard Zone Analysis on Sheet 9 of 31 as it relates to §360C of the Ordinance, and we have the following comments:

92. The Applicant notes the Runway Clear Zone runs along Hillview Road west of the proposed Switch Yard in the south portion of the site and west of the proposed northern portion and limits of the proposed site. They note on the plan that there are no structures proposed within this Zone, and the Applicant shall provide testimony.
93. The Applicant notes that the proposed operations and facility will not attract birds, and the Applicant shall confirm in testimony. All dumpsters shall have lids that are self-closing. We defer to the Township Health Department for any additional requirements to deter vector attraction.
94. The Applicant shall confirm that there is no proposed above ground storage of hazardous or flammable materials.
95. The Applicant shall confirm that the proposed overhead utility poles will be compliant with the Ordinance.
96. The Applicant shall confirm that the height of all proposed buildings, utilities, accessory structures, etc. comply with the Ordinance related to the Airport Hazard Restriction Zone. For ease of reference, the Applicant shall provide clearer limits of the Zones on Sheet 9 of 31.

Miscellaneous

97. Although not permitted in the Ordinance, the Applicant shall provide testimony regarding any potential retail in the future.
98. We recommend that the Applicant provide dense landscaping along the east side of the greenhouse building adjacent to the residential properties, supplementing the existing landscaping. The Applicant shall provide testimony.
99. The Applicant notes that they have not applied for Stream Encroachment Permits and shall provide testimony.
100. The Applicant shall be aware that if stormwater runoff drainage problems occur on their property and/or neighboring properties as a result of their operations, it is the Applicant's responsibility to remedy that drainage issue.
101. The Applicant shall be aware that any work performed on the site cannot alter any existing drainage patterns or drainage patterns proposed on the above-referenced plan.
102. The Applicant shall address the concerns detailed in this report, and any concerns of the Board or the Board Professionals that may arise during testimony.
103. The Applicant shall provide a point-by-point response to the above comments.
104. The Applicant is responsible for coordinating with the Pequannock Township Police Department regarding public safety, access and operational requirements.
105. The Applicant is responsible for coordinating with the Pequannock Township Fire Department regarding fire protection requirements.
106. The Applicant is responsible for all permitting required by other jurisdictions, such as, but not limited to:
 - a. State of New Jersey and/or New Jersey Cannabis Regulatory Commission;
 - b. New Jersey Department of Environmental Protection (NJDEP);
 - c. New Jersey Department of Transportation;
 - d. Morris County;
 - e. Pequannock Building Department;
 - f. Pequannock Health Department; and
 - g. Pequannock Emergency Services.

Thank you for your kind attention in this matter. Should you have any questions, please contact our office.

Sincerely,

Colliers Engineering & Design, Inc.
(DBA Maser Consulting)



Andrew Hipolit, PE, PP, CME, CFM, CPWM
Discipline Leader

ARH/cld/lb

EXHIBIT 1

SUMMARY OF DOCUMENTS
SUBMITTED FOR
30 HILLVIEW ROAD
PRELIMINARY AND FINAL SITE PLAN
with CONDITIONAL USE VARIANCES,
FLOOD PLAIN DEVELOPMENT and
SIGN APPROVALS and SIGN VARIANCE
APPLICATIONS

OCTOBER 2022

The following is a summary of the documents and information submitted for the 30 Hillview Road Applications:

- a. Plan entitled, "Cannabis Cultivation and Manufacturing/Processing Facility, Preliminary and Final Site Plan Approval with Conditional Use, #30 Hillview Road, Block 3803, Lot 20; Block 4201, Lot 1 & 2 situated in the Township of Pequannock, County of Morris, New Jersey", consisting of 31-sheets, prepared by Thomas A. Boorady, PE, signed, dated 7/15/2022;
- b. Preliminary and Final Site Plan Checklist;
- c. Architectural Plan entitled, "Hillview Med Inc., Ken Vandevrede, 30 Hillview Road, Lincoln Park, NJ 07035, Preliminary Design Documents", consisting of four (4) sheets, prepared by 2WR Partners, unsigned, dated 08/23/2022;
- d. Plan Sheet MVS-1: Regulated Motor Vehicle Surfaces, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated 9/8/2022;
- e. Plan Sheet IMP-1: Existing and Proposed Impervious, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated 9/8/2022;
- f. Plan Sheet EDA-1: Existing Drainage Areas, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated 9/8/2022;
- g. Plan Sheet PDA-1: Proposed Drainage Areas, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated 9/8/2022;
- h. Plan Sheet 7: Grading and Drainage Plan-North, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated 7/15/2022, last revised 9/8/22;
- i. Plan Sheet 8: Grading and Drainage Plan-South, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated 7/15/2022, last revised 9/8/22;
- j. Plan Sheet 21: Stormwater Details, Sheet 1, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated 7/15/2022, last revised 9/8/22;
- k. Traffic Impact Assessment, consisting of 38-pages, prepared by John A. Desch, PE and Gary K. Anderson, PE of John Desch Associates, Inc. (JDA), signed, dated August 30, 2022;
- l. Environmental Impact Statement, consisting of 50-pages, prepared by L.R.V. Associates, dated August 2022;
- m. Surface Water Management Plan, consisting of 286-pages, prepared by Thomas A. Boorady, PE of Darmofalski Engineering Associates, Inc., signed, dated September 8, 2022;
- n. Procedures for Safety and Security, consisting of nine (9) pages, provided by Hillview;
- o. Procedures for Waste Disposal and Sanitation, consisting of three (3) pages, provided by Hillview;
- p. Commercial Cannabis Odor Control Letter w/supporting documentation, consisting of eight (8) pages, prepared by Michael D. Head of Byers Scientific, signed, dated July 6, 2022;
- q. Data Sheets- Waterless Vapor Phase System for Odor Control, consisting of two (2) pages, provided by Byers Scientific;

- r. Public Records Request (OPRA), signed, dated 7/19/22;
- s. Application of Site Plan, signed, dated July 19, 2022;
- t. Rider to Application, consisting of two (2) pages, prepared by Thomas J. Molica, Jr. of Vogel, Chait, Collins & Schneider, P.C., signed, dated July 20, 2022;
- u. Application for Soil Erosion and Sediment Control Plan Certification w/Ownership Disclosure Affidavit, signed, dated 9/12/2022;
- v. Application for Sign Approvals and Sign Variance, signed, dated July 19, 2022;
- w. Application for Flood Plain Development, signed, dated July 19, 2022;
- x. Morris County Planning Board- Land Development Review Application, signed, dated 9/8/2022;
- y. Request Letter for Certified 200-Foot List of Property Owners, prepared by Thomas J. Molica, Jr. of Vogel, Chait, Collins and Schneider, P.C., signed, dated July 12, 2022;
- z. Corporate Disclosure Statement, signed, dated August 10, 2022;
- aa. Owner Authorization, signed, dated July 19, 2022;
- bb. Request Letter for Tax Certification, prepared by Thomas J. Molica, Jr. of Vogel, Chait, Collins and Schneider, P.C., signed, dated July 19, 2022; and
- cc. Form W-9 Request for Taxpayer Identification Number and Certification, signed, dated July 19, 2022.