

ADDENDUM TO APPLICATION

OF

CANFECTIONS NJ, INC.

Applicant: Canfections NJ, Inc.
Owner: 304-312 Stokes LLC
Property: 304 Stokes Avenue
Block 21.01, Lot 12
Zone: Olden Avenue Redevelopment Area
SA-7A Subarea #7A
Application: Conditional Use; Preliminary and Final Site Plan

The applicant, Canfections NJ, Inc. (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for conditional use approval and preliminary and final site plan approval for a cannabis manufacturing facility in connection with a parcel having an address of 304 Stokes Avenue, known and designated as Block 21.01, Lot 12 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the Olden Avenue Redevelopment Area, Subarea #7A ("SA-7A"). The owner of the Property is 304-312 Stokes LLC.

The Property consists of an approximately 0.46-acre ($\pm 20,100$ s.f.) lot. There is an existing one-story building on the property which the Applicant proposes to convert to a cannabis manufacturing facility. The building is entirely pre-existing and the Applicant does not propose any changes to setbacks. Therefore, it is the Applicant's position that no variance is required for those preexisting nonconformities should relief be granted. However, out of an abundance of caution, should the Board determine that variance relief is required, the Applicant requests that the required variance relief be granted in conjunction with the requested conditional use and preliminary and final site plan approvals.

The existing impervious coverage exceeds the maximum of 75% is permitted. As a result of the proposed improvements, the proposed impervious coverage will decrease to 86% but will nevertheless not conform to the zone requirements. Likewise, 30% of the lot area is required to be landscaped. The proposed improvements will increase the landscaped area to 19% but will nevertheless not conform to the zone requirements. Accordingly, a variance is requested for both conditions.

The following is the zoning data for your convenience which is also set forth in the plans and notes submitted herewith:

OLDEN AVENUE REDEVELOPMENT PLAN COMPLIANCE			
ITEM	REQUIRED PER OARP	PROPOSED	COMPLIANCE
LOT AREA	8,000 S.F. MIN.	20,100 S.F.	COMPLIES
LOT WIDTH	80 FEET	100 FEET	COMPLIES
SIDE YARD	5'-0" EACH SIDE	4'-4"	EXISTING NONCONFORMING CONDITION TO REMAIN
REAR YARD	10'-0" MIN.	100'	COMPLIES
BUILDING HEIGHT	2 ½ STORIES OF 40'-0"	1 STORY	COMPLIES
LANDSCAPING	30% OF LOT AREA TO BE LANDSCAPED: 20,100 SF X 30% = 6,300 SF	2,469 + 97 + 1,332 = 3,898 / 20,100 X 100 = 19%	EXISTING NONCONFORMING CONDITION HAS BEEN IMPROVED
IMPERVIOUS LOT COVERAGE	75% MAX. 20,100 SF X 75% = 15,075 SF	20,100 - 2,770 = 16,030 SF = 86%	EXISTING NONCONFORMING CONDITION HAS BEEN IMPROVED

The following is the parking data for your convenience which is also set forth in the plans and notes submitted herewith:

OFF-STREET PARKING REQUIREMENTS			
ITEM	REQUIRED PER <u>215-36</u>	PROPOSED	COMPLIANCE
PARKING BAY DIMENSIONS	9'-0" X 20'-0"	9'-0" X 20'-0"	COMPLIES
NUMBER OF SPACES	EMPLOYEES ON MAXIMUM SHIFT: 11 VISITOR SPACE: 1 ENTERPRISE VEHICLE: 1 TOTAL PARKING SPACES REQUIRED: 13	EMPLOYEES ON MAXIMUM SHIFT: 11 VISITOR SPACE: 1 ENTERPRISE VEHICLE: 1 TOTAL PARKING SPACES PROVIDED: 13	COMPLIES
HC PARKING SPACES	1 PARKING SPACE REQUIRED FOR 1-25 TOTAL PARKING SPACES PROVIDED (PER TABLE 1106.1 CH. 11 OF IBC)	1 HC PARKING SPACE PROVIDED	COMPLIES
LOADING BERTH	RETAIL, COMMERCIAL, PLANNED COMMERCIAL AND INDUSTRIAL GROUPS; WHOLESALING, MANUFACTURING AND WAREHOUSE USES: 5,000 TO 15,000 GSF = 1 BERTH REQUIRED.	BUILDING AREA: 4,674 < 5,000 LOADING BERTH NOT REQUIRED	COMPLIES

Lastly, in addition to the approvals and relief set forth above, the Applicant requests that the Board grant any additional approvals, permits, variances, interpretations, waivers or exceptions reflected in the plans and materials filed (as same may be amended or revised from time to time without further notice) or determined to be necessary during the review and processing of the application(s).