

**ADDENDUM TO APPLICATION
OF
SIMPLY PURE TRENTON NJ, INC.**

Applicant: Simply Pure Trenton NJ, Inc.
Owner: LREP IX, LLC
Property: 1531-1545 North Olden Ave
Block 18, Lots 4, 5, 6, 22, 36
Zone: Olden Avenue Redevelopment Area
SA-5 Subarea #5
Application: Lot Consolidation; Preliminary and Final Site Plan Approval; Bulk Variance

The applicant, Simply Pure Trenton NJ, Inc. (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for preliminary and final site plan approval, lot consolidation and bulk variance approval for a cannabis dispensary in connection with parcels having an address of 1531-45 North Olden Avenue, known and designated on the Tax Map as Block 18, Lots 4, 5, 6, 22 and 36 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the Olden Avenue Redevelopment Area, Subarea #5 ("SA-5"). The owner of the Property is LREP IX, LLC.

The Property consists of five contiguous parcels totaling approximately 34,018 s.f. There is an existing two-story masonry building and a one-story masonry garage on current Lot 36, as well as an asphalt parking area that covers the entire lot. Lots 4, 5, 6 and 22 are in disrepair and contain broken asphalt, tile, concrete and grass areas. The Applicant is proposing to convert the existing masonry buildings to a cannabis dispensary, including retail sales, storage, &c., as well as associated improvements including parking, trash enclosure, &c.

The buildings are entirely pre-existing and the Applicant does not propose any changes to setbacks or floor area ratio. 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 preliminary and final site plan approval.

The existing impervious coverage is 64.5% whereas a maximum of 60% is permitted. As a result of the proposed parking improvements, the proposed impervious coverage will decrease to 63% but will nevertheless not conform to the zone requirements. Accordingly, a variance is requested.

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

**ZONING DATA:
OLDEN AVENUE REDEVELOPMENT PLAN; SUBAREA No 5**

<u>REQUIRED</u>		<u>EXISTING</u>	<u>PROPOSED</u>
LOT AREA (SF)	22,500	34,018	34,018
BUILDING SETBACK (PRINCIPAL)			
FRONT YARD (FT)	0 - 10	-0.20 ⁽¹⁾	-0.20 ⁽¹⁾
SIDE YARD (FT)	5	69.8	69.8
REAR YARD (FT)	10	0.0 ⁽¹⁾	0.0 ⁽¹⁾
BUILDING SETBACK (ACCESSORY)			
SIDE YARD (FT)	5	2.3 ⁽¹⁾	2.3 ⁽¹⁾
REAR YARD (FT)	5	0 ⁽¹⁾	0 ⁽¹⁾
MAXIMUM			
BUILDING HEIGHT (FT/STORIES)	35 / 3 1/2 STORIES	24.5'	24.5'
LOT COVERAGE (%)	60	64.5 ⁽¹⁾	63.0 ⁽¹⁾
FLOOR AREA RATIO	1.5	0.21	0.21

1. EXISTING NON-CONFORMING CONDITION

Lastly, 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).