

# DYKSTRA WALKER DESIGN GROUP

ENGINEERING, ENVIRONMENTAL SERVICES, PLANNING, SURVEYING

January 5, 2023

Lafayette Township Land Use Board  
Township of Lafayette  
33 Morris Farm Road  
Lafayette, NJ 07848

Reference: Limited Development Impact Statement  
Minor Site Plan Application  
Spearmint Capital, LLC  
Block 5, Lot 9  
Township of Lafayette, Sussex County

Dear Board Members:

This letter/report has been prepared to support a minor site plan application for a change in use and the construction of site improvements at Block 5, Lot 9 at 152 Hampton House Road in the Township of Lafayette. The applicant requests approval to convert the existing residential/agricultural use at the property to a cannabis growing, production and manufacturing (cannabis cultivation) use. The subject property is located within the R-5.0 zone district and the proposed cannabis cultivation use is an allowable conditional use in the R-5.0 zone.

The applicant previously received Preliminary and Final Site Plan approval and a use variance for the construction of a 112,788 square foot greenhouse associated with the current residential/agricultural use under Land Use Board application number 21-1. The improvements approved by that application have not been constructed. Therefore, this application for a change in use at the property is requested for the existing facilities currently on-site only and is not requested for the previously approved greenhouse.

The subject property is currently developed with a single-family dwelling, a 67,000 square foot greenhouse, an adjoining metal building, a storage shed, gravel and paved driveways and parking areas and other site improvements. The applicant proposes to utilize the existing 67,000 square foot greenhouse and adjoining metal building for cannabis cultivation. The existing dwelling will be utilized as office space for the

cannabis cultivation operations and the storage shed will continue to be used for storage. The existing gravel and paved driveways and parking areas will remain and be utilized for employee and delivery access and parking for the cannabis cultivation use. Proposed site improvements at the subject property are limited to a seven (7) foot tall security fence with controlled access gates, concrete pads for an emergency generator and HVAC equipment, site lighting, security cameras and a gravel walkway around the existing greenhouse for access.

Following is a summary of the intended use of the property and potential impacts from the proposed development. This information is provided to assist the Board in their review of the overall application. The report is intended to be reviewed in conjunction with the minor site plan drawings submitted with this application.

#### Proposed Use and Operations

The applicant proposes to utilize the existing 67,000 square foot greenhouse and adjoining metal building for cannabis cultivation. These buildings are located more than 400 feet from the nearest dwelling and more than 1,000 feet from the nearest school. The buildings are also situated greater than 700 feet from Hampton House Road and more than 100 feet from the nearest property line. A vegetated buffer in excess of 200 feet wide exists along the property frontage and the buildings are not visible from the roadway.

The cannabis cultivation operations will occur within the buildings only. The main hours of operation will be from 8 am until 4 pm with a shift of up to twenty-five (25) employees. A smaller, secondary shift of approximately ten (10) to twenty (20) employees will begin work at 4 pm for minor interior maintenance work and security. All employees will be stationed in different areas of the facility and will complete different tasks. This will result in a staggered shift start so that there will be a maximum of twenty-five (25) employees on-site at any time.

The facility will operate as a hydroponic greenhouse, which allows the operations to maximize the reuse of water and provide environmental controls to minimize the use of utilities. Plants will be grown in a sterile medium on rolling benches. There will be one plant per square foot of



canopy utilizing one (1) liter of water per plant per day. The operations will run a closed loop fertigation system that utilizes return water for the next days' cycle. The growth timeline is approximately 100 days from seed to harvest with an estimate of five (5) harvests per year. Post-harvest activities including the drying and curing of the cannabis flower, which will be contained within a sealed area for security, odor and environmental control. Operations will be constant 365 days of a year and the facility will operate at nearly ninety (90) percent capacity day in and day out.

Deliveries to and from the site will be by box trucks up to a maximum of twenty (20) feet in length. All deliveries will occur during the main hours of operation from 8 am to 4 pm. There will be monthly shipments of supplies to the site and deliveries leaving the site will occur on Tuesdays and Thursdays only. Loading and unloading will occur at a designated loading space adjacent to the entrance to the greenhouse. Trucks will be loaded and unloaded by a forklift.

#### Traffic and Parking

Traffic will be limited to employees entering and exiting the site on a daily basis and deliveries to and from the site a maximum of two (2) to three (3) times per week. There will be a maximum of twenty-five (25) employees on-site at any time. Space for parking of at least twenty-six (26) vehicles is available on existing paved and gravel surfaces at the property. Space for loading and unloading is also available adjacent to the existing greenhouse. Refer to the minor site plan submitted in support of this application for additional details.

Traffic into and out of the site is anticipated to be limited to a maximum of ninety (90) trips per day on most days and less than 100 trips per day when deliveries to and from the site occur. Traffic volumes will be similar to those that occur at the existing residential/agricultural uses at the site and traffic increases will be minimal. Deliveries will be by box truck only. The existing driveway is appropriately configured for access into and out of the property and maneuvering at the interior of the site. As shown on the minor site plans, the area available for parking and loading will not block access aisles for delivery and employee vehicles.

#### Visual Impacts

Surrounding land uses include a residential/agricultural development to the north, a farm to the south at a property that is also owned by the applicant, undeveloped woodlands to the east and a mixture of agricultural and commercial uses along Hampton House Road to the west. The buildings to be utilized for the cannabis cultivation operations are located more than 700 feet from Hampton House Road and a vegetated buffer in excess of 200 feet is situated between the buildings and roadway. As a result, the buildings are not visible from Hampton House Road. A staggered row of evergreen plantings is proposed at the northern corner of the property to screen the existing dwelling to the north from the proposed uses at the property. A seven (7) foot tall security fence is also proposed around the portion of the property to be utilized for cannabis cultivation activities. The fence will include slats for privacy and to reduce the visibility of the on-site operations from adjoining properties. The existing and proposed vegetative buffers and privacy fence will ensure that there are no adverse visual impacts from the proposed cannabis cultivation use.

#### Ventilation and Odor Control

The below information, provided by the applicant, summarizes the ventilation and odor control proposed for the facility. The proposed cannabis cultivation use will result in no odors that will adversely impact adjoining properties.

The facility will utilize a "closed loop" ventilation system, with strict environmental control. The building will employ negative air pressure to eliminate air exchange from the cultivation area. All exhausted air will be emitted from the building after undergoing carbon (charcoal) filtration and ozone treatment for the neutralization of odor (volatile organic compounds).

Carbon filters will be devices that use activated carbon to absorb odors. The air from the grow room is passed through a bed of activated carbon, which absorbs the odors. Ozone generators will be devices that produce ozone gas, which is a powerful oxidizing agent that can neutralize a wide range of odors.



This level of environmental and biological control will ensure the facility remains free from contamination due to non-environmentally controlled air as well as ensure the facility does not pose a nuisance to neighbors through the creation of undesirable odors.

### Security

Security for the facility will be in accordance with Township of Lafayette and New Jersey State regulations. The portion of the property to be utilized for cannabis cultivation will be enclosed by a seven (7) foot high, chain link security fence. Controlled access gates will be provided at the driveway entrances to the site. Security cameras and site lighting is proposed within the fenced area. An emergency generator is proposed to ensure that security measures are in place in the event of a power failure. All security cameras will be monitored twenty-four (24) hours per day with camera footage stored on-site for ninety (90) days. Footage will also be stored in the cloud by the security and alarm vendor for six (6) months. Security officers will be present at the property at all times to monitor the controlled access gates and screen anyone arriving at the site.

### Lighting Control

Building mounted sight lighting is proposed at all entrances to the cannabis cultivation buildings. The lights will be LED, shoebox style fixtures mounted at a height of fifteen (15) feet and will be illuminated from dusk till dawn for security purposes. As shown on the minor site plan, the lights have been designed to ensure no measurable light changes at the nearest property boundary.

Blackout curtains will also be installed at the roof of the greenhouse to eliminate any lighting impacts from the illumination inside the building. The cannabis plant requires a twelve (12) hour cycle of light and dark. To ensure proper lighting for the plants, supplemental LED lights will be added at the interior of the building. The blackout shades and lighting will be on an automated system, connected to a satellite-linked weather station and controlled by state-of-the-art PRIVA horticultural computer software. On significantly cloudy days, the software will engage the supplemental lighting to provide the plants with adequate light. The blackout shades will also be engaged fifteen (15) minutes before dusk and

retracted fifteen (15) minutes after dawn every day. The applicant will coordinate with the Board Engineer for a night lighting test to confirm no adverse lighting impacts from the proposed cannabis cultivation use.

Noise Control

The proposed facility will comply with applicable State and local noise laws and regulations. All cannabis cultivation activities will occur indoors. All deliveries to and from the site will be scheduled for normal daytime business hours from 8 am to 4 pm. The emergency generator will be powered by natural gas to reduce noise impacts and all exterior HVAC equipment will be located as far as possible from adjoining properties or buildings.

The proposed cannabis cultivation use at Block 5, Lot 9 in the Township of Lafayette has been designed in conformance with the applicable ordinances, rules and regulations of the State of New Jersey and the Township of Lafayette. Visual impacts and impacts from odor, lighting and noise will be minimized to the greatest extent practical. Sufficient parking and loading facilities are available on-site and increases in traffic will be minimal. Security measures are in accordance with both Township and State regulations. The proposed facility complies with the conditional use requirements for cannabis growing, production and manufacturing in the R-5.0 zone.

Should you have any questions, please contact our office at your earliest convenience.

Yours truly,

**DYKSTRA WALKER DESIGN GROUP**



Mark Gimigliano, P.E.

cc: Serdar Mizrakci, *Spearmint Capital, LLC*  
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