

LAFAYETTE TOWNSHIP

LAND USE BOARD

LAND USE APPLICATION

Submission Date: 1-5-23 Application No: 23-1 Taxes Paid: yes
Escrow Paid: yes

1. APPLICANT

Name: Spearmint Capital, LLC
Address: 152 Hampton House Road
Newton, NJ 07860
Phone: 646.402.2048 Fax: _____
Email: serdar@purespinach.com
Interest in Property: 152 Hampton House Road

2. PROPERTY OWNER

Name: Spearmint Capital, LLC
Address: 152 Hampton House Road
Newton, NJ 07860
Phone: 646.402.2048 Fax: _____
Email: serdar@purespinach.com

3 TYPE OF APPLICATION (CHECK ALL THAT APPLY)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Minor Subdivision | <input type="checkbox"/> Use (d) Variance * |
| <input type="checkbox"/> Preliminary Major Subdivision * | <input type="checkbox"/> Bulk (c) Variance * |
| <input type="checkbox"/> Final Major Subdivision | <input type="checkbox"/> Appeal (a) |
| <input checked="" type="checkbox"/> Minor Site Plan | <input type="checkbox"/> Interpretation (b) * |
| <input type="checkbox"/> Preliminary Major Site Plan * | <input type="checkbox"/> Other (informal, Planning Variance,
Extension of Approval) |
| <input type="checkbox"/> Final Major Site Plan | <input checked="" type="checkbox"/> Conditional Use * |

* Legal advertisement and notice is required to all property owners within 200 feet.

4. ATTORNEY (A CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY OR PARTNESHIP MUST BE REPRESENTED BY A NEW JERSEY ATTORNEY)

Name: Lawrence A. Calli
Address: 170 Kinnelon Road, Suite 6, Kinnelon, NJ 07405
Phone: 973-291-8102 Fax: 973.763.9065
Email: larry@callilawllc.com

5. APPLICANT'S PROFESSIONALS (ENGINEER, PLANNER, SURVEYOR, ARCHITECT ETC...)

Name: DDCA Architects
Profession: Architects
Address: 3321 State Route 31
Prairie Grove, IL 60012
Phone: 815.444.8444 Fax: _____
Email: jswierk@ddcaarchitects.com

Name: _____
Profession: _____
Address: _____

Phone: _____ Fax: _____
Email: _____

Name: Dykstra Walker Design Group
Profession: Civil Engineer
Address: 21 Bowling Green Parkway, Suite 204
Lake Hopatcong, NJ 07849
Phone: 973.663.6540 ext 17 Fax: _____
Email: mgimigliano@dykstrawalker.com

Name: _____
Profession: _____
Address: _____

Phone: _____ Fax: _____
Email: _____

6. LOCATION OF PROPERTY

Street Address: 152 Hampton House Road Block(s): 5
Tract Area: 21.639 acres (lot 7.03) / 20.621 acres (lot 9) Lot(s): 7.03, 9
Zone: R-5

Gateway Overlay? Yes ☒ No ☐ Ridgeline/ Viewshed Protection Area? Yes ☒ No ☐
Tax map Sheet # 14 Nearest Cross Street Decker Road

7. LAND USE

Existing Land Use: _____
Greenhouse growing facility, Offices and supporting services.

Proposed Land Use (be specific): _____
Greenhouse Cannabis Grow Facility, Offices and supporting services.

8. PROPERTY

Number of Existing Lots: 2 Are there existing deed restrictions or easements? None known

Number of proposed lots: No Change Are there proposed deed restrictions or easements?: No

List all existing and proposed non-conforming conditions or uses: None

9. APPLICATION SUBMISSION MATERIALS

List all plans, reports, photos etc. (use additional sheets if necessary): _____

Minor Site Plan & Monor Subdivision Plan prepared by Dykstra Walker Design Group, dated 1.4.23 (6 sheets); Boundary Survey prepared by Dykstra Walker Design Group, dated 2.16.21 and 12.21.22; Architectural site, rendering, floor and ceiling plan details prepared by DDCA Architects, dated 1.5.23 (5 sheets); Limited Development Impact Statement dated 1.5.23.

10. PREVIOUS OR PENDING APPLICATIONS

List all previous or pending applications for this parcel (use additional sheets if necessary): _____

Township of Lafayette Land Use Resolution Application #21-1; decided on September 23, 2021; Memorialized on October 28, 2021; Preliminary Site Plan and "C" and "D" Variance Approval

11. ZONING SCHEDULE (COMPLETE ALL THAT APPLY)

	REQUIRED	EXISTING	PROPOSED
Lot Area	15 acres	21.639 (lot 7.03) 20.621 (lot 9)	22.728 (lot 7.03) 19.525 (lot 9)
Lot Depth	250 FT MIN.	>300'	>300'
Frontage	300 FT MIN.	200' (lot 7.03) 571.2' (lot 9)	NC (both lots)
Front Yard	75 FT MIN.	624.9' (lot 7.03) 345.2' (lot 9)	NC (both lots)
Secondary Front Yard	N/A	N/A	N/A
Rear Yard	125 FT MIN.	370.3' (lot 7.03) 894' (lot 9)	364.8' (lot 7.03) NC (lot 9)
Side Yard	60 FT MIN.	54.5' (lot 7.03) 118.8' (lot 9)	100.5' (lot 7.03) NC (lot 9)
Building Height	35 FT MAX.	<35'	<35'
Residential Buffer Strip	400'	N/A (CU standard)	> 400'
Open Space	N/A	N/A	N/A
Parking Setbacks	N/A	N/A	N/A
Parking Spaces	25	N/A	26

12. PARKING & LOADING REQUIREMENTS

Number of parking Spaces Required: 25 Number of Loading Spaces Required: 0

Number of Parking Spaces Provided: 26 Number of Loading Spaces Provided: None Proposed

13. OWNER'S AUTHORIZATION FOR SITE INSPECTION

I hereby give permission for Lafayette Township Municipal agencies and their agents to come upon and inspect these premises with respect to the land use application for premises known as Block(s): 5, Lot(s): 7.03, 9 in Lafayette Township, New Jersey.

Applicant Signature

1.5.23

Date

14. RELIEF REQUESTED (CHECK ALL THAT APPLY)

☐

Zoning Variances

N/A - Conforming site plan, subdivision and conditional use

☐

"A" Administrative Appeal

☐

"D" Use Variance

☐

"B" Interpretation

☐

Planning Variance

☐

"C" Bulk Variance

☐

Other _____

Individual Variance Applications:

☐

Height variance – The maximum allowable height in the zone is _____ feet. The proposed structure will stand _____ feet.

☐

Use Variance – The structure will be designed for use as a _____, a non-permitted use in the _____ zone.

☐

Planning Variance (N.J.S.A. 40:55D-35 & 36)

☐

Conditional Use variance

N/A - Conforming site plan, subdivision and conditional use

☐

Expansion of a non-conforming use.

☐

Other: _____

☐

Substandard Lot Case:

Notice to all applications regarding vacant substandard lots: The Lafayette Township Land use Board strongly recommends the Buy/Sell (see addendum) letter be followed in corresponding with abutting property owners. Applicants are not required to use the exact wording on the form (the wording may be modified for individual applicants is appropriate); the substance of the form must be followed. The Buy/Sell letter must be sent at least twenty (20) days in advance of your scheduled hearing date for completeness by both certified and regular mail. Failure to comply will delay a hearing on this matter. You must be prepared at the hearing date to offer into evidence the Buy/Sell letter and any response. Responses must be in writing. The Buy/Sell letter is in addition to the required statutory notice you must give to all property owners within 200 feet as well as those other entities entitled to notice by law.

☐

Exceptions from Municipal requirements (N.J.S.A. 40:55D-51)

☐

Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S) (N.J.A.C. 5:21-3.1)

☐

Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S) (N.J.A.C. 5:21-3.2) requires application to and approval of the New Jersey Site Improvement Advisory Board.

For any type of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previous granted relief.

15. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that I am an officer of the Corporate applicant and authorized to sign the application for the Corporation, or a general partner of the partnership application.

Signature (Applicant) 1.5.23
Date
By: Serdar Misrakci

Print Name

Sworn & Subscribed to before me this

5 day of January, 20 23 (year)

(notary)

16. CONSENT OF OWNER

I certify that I am the Owner of the property which is the subject of this application, herby consent to the making of this application and the approval of the plans submitted here within. I further consent to the inspection of this property in connection with this application as deemed necessary by the Land Use Board and its professionals. I further consent that all fees must be paid in accordance the Land Use Board application, and in the event the applicant does not pay all appropriate fees, including application and escrow fees, the landowner consents to have any unpaid balance placed as an added assessment against the property at issue, to be collected by the Township Tax Collector's Office.

Signature (Applicant) 1.5.23
Date
By: Serdar Misrakci Mizrakci

Print Name

Sworn & Subscribed to before me this

5 day of January, 20 23 (year)

Janet L. Miller (notary)

JANET L. MILLER
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Jan. 17, 2027



17. DISCLOSURE STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1 & 48.2, please answer the following question:

Is this application to subdivide a parcel of land into six (6) or more lots? Yes ☐ No ☒

Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units? Yes ☐ No ☒

Is this application for approval of a site (or sites) for non-residential purposes? ☒ Yes ☐ No

Is the applicant a corporation? Yes ☐ No ☒

Is the applicant a limited liability corporation? ☒ Yes ☐ No

Is the applicant a partnership? Yes ☐ No ☒

Pursuant to N.J.S.A. 40:55D-48.1 a corporation or partnership applying to a planning board or board of adjustment or to the governing body of a municipality for permission to subdivide a parcel of land into six or more lots, or applying for a variance to construct a multiple dwelling of 25 or more family units or for approval of a site to be used for commercial purposes shall list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership, as the case may be.

List the names and addresses of all stockholders or individual partners owning at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable) on Appendix attached.

1.5.23

Applicant signature

Date

18. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of 2.16.21 and 12.21.22, 20____ shows and discloses the premises in its entirety, described as Block(s) 5 Lot(s) 7.03, 9; and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.


Signature (Applicant) Date 1.5.23

By: Serdar Misrakci *Misrakci*

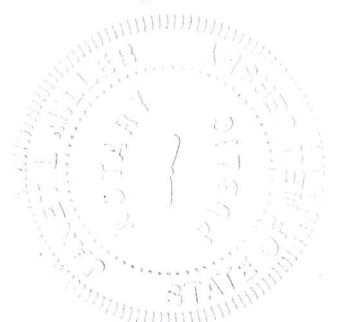
Print Name

Sworn & Subscribed to before me this

5 day of January, 2023 (year)

Janet L Miller (notary)

JANET L. MILLER
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Jan. 17, 2027



19 ESCROW AGREEMENT

As Applicant, I understand that monies associated with this application have been deposited in an escrow account in accordance with Lafayette Township's Ordinances. I further understand that the escrow account is established to cover the cost of professional services including engineering, planning, legal and other expenses associated with the review of the submitted materials, any communications with the Board's or Township's Professionals as chargeable time. Sums not expended in the review process will be refunded. If additional sums are necessary, I understand that I will be notified of any additional amount and shall replenish the escrow account within 20 days of notification. Additionally, until such funds are fully replenished, no further consideration, review, processing of any pending application shall be permitted by the Land Use Board, nor shall any further inspections be performed by or on behalf of the Township until such additional escrow has been deposited. Failure to post sufficient escrow funds to cover costs incurred or anticipated shall toll the period for action by the approving authority, as required by N.J.S.A. 40:55D.1 et. seq. and particularly N.J.S.A. 40:55D.51 and N.J.S.A. 40:55D.73 thereby barring an applicant from seeking a default approval under N.J.S.A. 40:55D-10.4.


The written notice referred to in this paragraph shall be sent to:

Name: Serdar Mizrakci

Address: 152 Hampton House Road

Unless otherwise shown, receipt shall be presumed to have occurred three (3) days after mailing. The notice required under this paragraph shall be in the form of a letter requesting the additional sums.

After a period of forty-five (45) days from the notice from the Township, the applicant's failure to deposit the additional funds shall be grounds for denial of the application or for the dismissal of the application without prejudice. In the event the Board approves the application, the obligation to pay for professional plan reviews by depositing the funds in escrow shall be a condition of the approval granted by the Board. If the escrow funds are depleted, after the application is filed or granted, the applicant, shall pay additional funds upon demand within the aforementioned (20) day period. The failure to pay, the demanded funds may also result in a voiding of any prior approvals upon due notice to the applicant by the Board. In addition to the foregoing, the applicant hereby agrees that in the event the reasonable and necessary amounts charged by the professionals for review of the application are not paid, the outstanding fees shall be placed as an added assessment against the property at issue, to be collected by the Township Tax Collector's office.


Signature (Applicant) Date 1.5.23

By: Serdar Mizrakci Mizrakci

Print Name

Sworn & Subscribed to before me this

5 day of January, 2023 (year)

Janet L. Miller (notary)

JANET L. MILLER
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Jan. 17, 2027



20 OWNERSHIP DISCLOSURE STATEMENT (APPENDIX I)

Name of Corporation, Partnership, LLC or LLP: Spearmint Capital, LLC

Listed below are the names and addresses of all owner of 10% or more of the stock/interest* in the above referenced corporation, partnership, limited liability corporation (LLC) or limited liability partnership (LLP):

	NAME	ADDRESS
1	Ayhan Mizrakci - 80%	212 Warren St. New York, NY 10282
2	Tolga Mizrakci - 20%	212 Warren St. New York, NY 10282
3		
4		
5		
6		
7		
8		
9		
10		

*If a corporation or a partnership owns 10% or more of the stock of a corporation, or 10% or greater interest in a partnership, that corporation or partnership shall list the names and addresses of its stockholders holding 10% or more of its stock or of 10% or greater interest in the partnership, and this requirement shall be followed until the names and addresses of the non-corporate stockholders and individual partners, exceeding the 10% ownership criterion established have been listed.


 Signature (Applicant) 1.5.23
 Date

By: Serdar Mizrakci Mizrakci
 Print Name

Sworn & Subscribed to before me this

5 day of January, 2023 (year)

Janet L. Miller (notary)

JANET L. MILLER
 NOTARY PUBLIC
 STATE OF NEW JERSEY
 My Commission Expires Jan. 17, 2027



Ms. Daryn Cashin, CTC
Lafayette Township
33 Morris Farm Road
Lafayette, NJ 07848

I hereby certify that the real estate taxes are paid currently on:

Block(s): 5

Lot(s): 7.03, 9

Address: 152 Hampton House Road

FILED UNDER SEPERATE COVER / CERTIFICATION RECEIVED AND APPENDED TO WITHIN FILING

Lafayette Township Tax Collector

Date

Fee: \$10.00

Checks or money orders made payable to Lafayette Township.

Please enclose a self-addressed, stamped envelope.

Fee Paid: _____ Date: _____

22. REQUEST FOR CERTIFIED LIST OF PROPERTY OWNERS (APPENDIX III)

I am requesting a list of property owners within two hundred feet (200') of the following subject property:

Address: 152 Hampton House Road

Owner: Spearmint Capital, LLC

Block: 5 Lot: 7.03, 9

Requestor's
Name: Spearmint Capital, LLC

Address: 411 Hackensack Avenue, Hackensack, NJ 07601

Email: serdar@purespinach.com

Phone: 646.402.2048

	1.5.23
Signature	Date

FILED UNDER SEPERATE COVER / RADIUS LISTS RECEIVED AND APPENDED TO WITHIN FILING

Fee: \$10.00 per list (Separate fee for each block and lot)

Please enclose a self-addressed, stamped envelope.

Mr. Jason Laliker, CTA
Lafayette Township
33 Morris Farm Road
Lafayette, NJ 07848

Fee Paid: Date:

Sample Notice of Hearing

PLEASE TAKE NOTICE that the undersigned has made an application to the Lafayette Township Land Use Board for property known as Block(s) 5, Lot(s) 7.03, 9, located at 152 Hampton House Road.

In addition, the applicant will request such variances, waivers, permits, approvals or licenses that are deemed necessary or appropriate by the Applicant or the Land Use Board.

This application is now on the calendar for the Lafayette Township Land Use Board and a public hearing has been set for **NOTICE TO BE PROVIDED PER NJSA 40:55D-12** at the Lafayette Township Municipal Building, 33 Morris Farm Road, Lafayette, NJ at 7:30 p.m. When the case is called, you may appear either in person or by attorney to present any evidence, which you may have regarding the application. The matter will be heard on the above date or any adjourned date designated by the Land Use Board at the public meeting without additional notice.

The maps, plans, plats and application for which approval is being sought are on file with the Land Use Board Secretary and are available for inspection at the Municipal Building during normal business hours.

Notice must be published at least **10 days** prior to the meeting. Publish in the New Jersey Herald or the Sunday Herald newspaper:

New Jersey Herald
2 Spring street
Newton, NJ 07860
973-383-1500

24. NOTICE OF HEARING (APPENDIX V)

To property owners within 200 feet of subject parcel to be heard before the Land Use Board

In accordance with the requirements of the Lafayette Township ordinances and Municipal Land Use Law N.J.S.A. 40:55D-12 of the Revised Statutes of New Jersey, you are hereby notified that an application has been filed by the undersigned with the Land Use Board. The application and plans are available for examination in the Land Use Board Office during normal business hours. **NOTICE TO BE PROVIDED PER NJSA 40:55D-12**

Take notice that a public hearing will be conducted before the Land Use Board in connection with this application at the Lafayette Township Municipal Building, 33 Morris Farm Road, Lafayette, NJ 07848 on the _____ day of _____, 20____ at 7:30p.m.

Property Involved:

Street Address: 152 Hampton House Road

Block(s): 5 Lot(s): 7.03, 9

Present Use: Greenhouse facility

Proposed Use: Cannabis greenhouse facility

Nature of relief or variance

Requested: **NOTICE TO BE PROVIDED PER NJSA 40:55D-12**

and any other variances, waivers or approvals deemed necessary by the Land Use Board.

Further take notice that said Land Use Board may at its discretion, adjourn, postpone, or continue the said hearings from time to time, and you are hereby notified that you should make diligent inquiry of the Land Use Board Secretary concerning such adjournments, postponements or continuations.

Applicant

Lafayette Township Land Use Board

Affidavit of Service

STATE OF NEW JERSEY:

SS:

COUNTY OF SUSSEX:

TO BE PROVIDED IN COMPORT WITH MLUL UPON EFFECTUATING SERVICE

The undersigned, of full age, being duly sworn according to law, on his/her oath deposes and says that he/she is the APPLICANT or AGENT and that he/she did on _____, at least ten (10) days prior to the hearing date, give personal notice to all property owners within 200 feet of the property known as Block 5, Lot 7.03, 9, with a street address of 152 Hampton House Road, in the R-5 zone, Lafayette Township, County of Sussex, State of New Jersey, and all public utility and cable television companies serving the municipality by Certified Mail – Return Receipt requested. A copy of the Notice (Exhibit "A") and the registered receipts are attached.

Notices were also served upon utilities, County Planning Department, N.J.D.O.T. etc...if applicable.

Notice was also published in the New Jersey Herald, the official newspaper of the Lafayette Township Land Use Board as required by law, and Proof of Publication is attached (Exhibit "B"). Note: if proof of service has not been received from the newspaper, applicants may use a photocopy of the notice.

Attached (Exhibit "C") is a copy of the Certified List of Property owners within 200 feet of the affected property who were served, showing the block and lot numbers of each property as shown on the Lafayette Township Tax Map.

Sworn & Subscribed to before me this

TO BE PROVIDED IN COMPORT WITH MLUL UPON EFFECTUATING SERVICE

Signature (Applicant) Date _____ day of _____, 20____ (year)

Print Name _____ (notary)

Notice: Affidavit of Service must be filed with the Land Use Board Secretary at least three (3) days prior to hearing or the matter will not be heard.

26. AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY


SS

COUNTY OF SUSSEX

Serdar Misrakci, Managing Member of Spearmint Capital, LLC of full age, being duly sworn according to law on oath deposes and says, that the deponent ^{OWNS} resides at 152 Hampton House Road, in the municipality of Lafayette, in the County of Sussex and the State of New Jersey; that Spearmint Capital, LLC is the owner in fee of all that certain lot, piece of land situated, lying, and being in the municipality aforesaid, and known and designated as number Block 5, Lot 7.03 / Block 5, Lot 9.

Owner Signature

Sworn & Subscribed to before me this

 1.5.23
Signature (Applicant) Date

5 day of January, 20 23 (year)

Serdar Misrakci, Misrakci
Print Name

Janet L. Miller (notary)

JANET L. MILLER
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires Jan. 17, 2027

Authorization

(If anyone other than above owner is making this application, the following authorization must be executed)

To The Land Use Board: **APPLICANT IS THE PROPERTY OWNER**

_____ is hereby authorized to make the within application.

Owner's Signature

Date

STATUS OF TAXES

VERIFICATION THAT TAXES ARE CURRENT

BLOCK 5

LOT 7-03 + Q Farm
Spearmint Capital, LLC

PROPERTY OWNER:

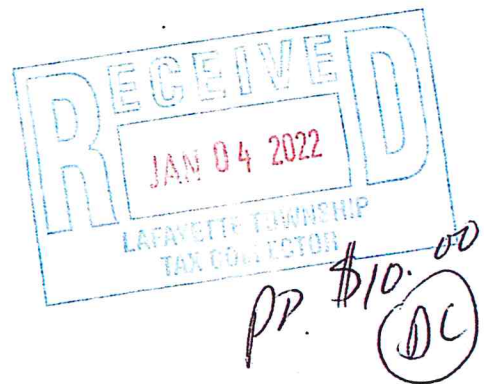
DATE: 1/4/23

[Signature]
TAX COLLECTOR

**VERIFICATION CANNOT BE SUBMITTED ON THE ABOVE BY REASON
OF:**

DATE _____

TAX COLLECTOR



STATUS OF TAXES

VERIFICATION THAT TAXES ARE CURRENT

BLOCK 5

LOT 9 *Q Farm*

PROPERTY OWNER:

Spearmint Capital, LLC

DATE:

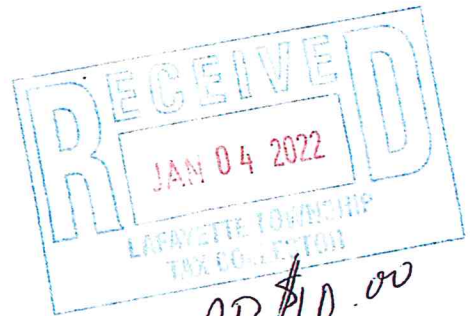
1/4/23

TAX COLLECTOR

**VERIFICATION CANNOT BE SUBMITTED ON THE ABOVE BY REASON
OF:**

DATE _____

TAX COLLECTOR



DP \$10.00
(DL)

Township of Lafayette

33 Morris Farm Road
Lafayette NJ 07848

Jason Laliker, CTA SLREA
Municipal Assessor
Thurs. 9:30-12:30 A.M.

(973) 383-1817
(973) 383-0566 (fax)

CERTIFIED LIST OF PROPERTY OWNERS WITHIN 200' OF BLOCK 5 LOTS 7.03 & 9 IN LAFAYETTE TOWNSHIP.

List Certified to:

**JANET L. MILLER
DYKSTRA WALKER GROUP
21 BOWLING GREEN PARKWAY, SUITE 204
LAKE HOPATCONG, NJ 07849**

PSE & G Att: Manager – Corp. Properties 80 Park Pz – T6B Newark, NJ 07102	EMBARQ CORPORATION PO Box 7909 Overland Park, KS 66207-0909
JCP & L Att: Corporate Secretary General Headquarters Madison Avenue and Punchbowl Morristown NJ 07960	SERVICE ELECTRIC CABLE TELEVISION Att: Corporate Secretary PO Box 853 Sparta NJ 07871
Sussex County Planning Board Cochran Plaza Newton, NJ 07860 [If Required]	State of NJ DOT 1035 Parkway Ave. Trenton NJ 08625 [If Required]
Township of Lafayette Att: Municipal Clerk & DPW 33 Morris Farm Rd. Lafayette, NJ 07848	State of NJ DEP Att: Planning Dept. PO Box 412 Trenton, NJ 08625 [If Required]
Adjoining Municipality	HAMPTON TOWNSHIP TO BE NOTIFIED

Dated: 22 December 2022

Certified by: Jason Laliker

Per Lafayette Tax Map, CAMA program, Sussex County Arcgis. List is provided to the best of the Tax Assessor's ability using available tools listed above.

ALL REQUESTS WHICH WILL GO BEFORE THE LAFAYETTE TOWNSHIP LAND USE BOARD FOR MINOR OR MAJOR SUBDIVISION APPROVAL SHOULD BE SUBMITTED TO THE TAX ASSESSOR FOR PRELIMINARY BLOCK AND LOT ASSIGNMENT FIRST.

OWNER & ADDRESS REPORT

LAFAYETTE

CERTIFIED LIST FOR BLOCK 5 LOT 9 IN LAFAYETTE TOWNSHIP

12/22/22 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
5	7.03		2	SPEARMINT CAPITAL, LLC 152 HAMPTON HOUSE RD NEWTON, NJ 07860	OFF RT 206 HAMPTON	
5	6.01		3A	SLEEPY VALLEY FARM C/O STAMER, PETER PO BOX 347 SPARTA, NJ 07871	47 SNOVER RD	
5	6.01	Q0010	3B	SLEEPY VALLEY FARM C/O STAMER, PETER PO BOX 347 SPARTA, NJ 07871	47 SNOVER RD	
5	10.02	Q0010	3B	SLEEPY VALLEY FARM C/O STAMER, PETER PO BOX 347 SPARTA, NJ 07871	35 HAMPTON HEIGHTS RD	
5	7.02		3A	MC CORMICK, CHRISTOPHER & CAROLINE 156 HAMPTON HOUSE RD NEWTON, NJ 07860	OFF RT 206 HAMPTON	
5	7.02	QFARM	3B	MC CORMICK, CHRISTOPHER & CAROLINE 156 HAMPTON HOUSE RD NEWTON, NJ 07860	OFF RT 206 HAMPTON	

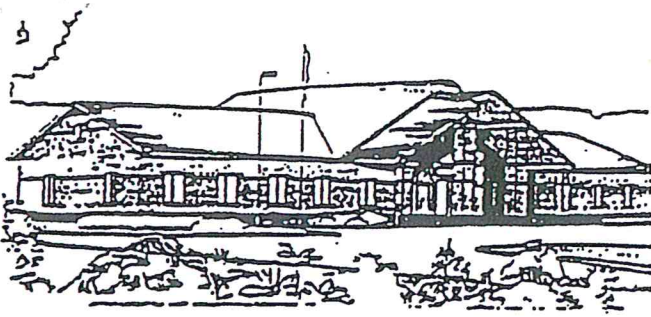
OWNER & ADDRESS REPORT

LAFAYETTE

CERTIFIED LIST FOR BLOCK 5 LOT 7.03 IN LAFAYETTE TOWNSHIP

12/22/22 Page 1 of 1

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
5	7		1	BROWN, ADRIAN S 160 RT 206 NEWTON, NJ 07860	160 HAMPTON HOUSE RD	
5	7.02		3A	MC CORMICK, CHRISTOPHER & CAROLINE 156 HAMPTON HOUSE RD NEWTON, NJ 07860	OFF RT 206 HAMPTON	
5	7.02	QFARM	3B	MC CORMICK, CHRISTOPHER & CAROLINE 156 HAMPTON HOUSE RD NEWTON, NJ 07860	OFF RT 206 HAMPTON	
5	5	Q0009	3B	JORRITSMA, BENJAMIN & JAN T PO BOX 189 AUGUSTA, NJ 07822	OFF DECKER RD	
5	6.01		3A	SLEEPY VALLEY FARM C/O STAMER, PETER PO BOX 347 SPARTA, NJ 07871	47 SNOVER RD	
5	6.01	Q0010	3B	SLEEPY VALLEY FARM C/O STAMER, PETER PO BOX 347 SPARTA, NJ 07871	47 SNOVER RD	
5	10.02	Q0010	3B	SLEEPY VALLEY FARM C/O STAMER, PETER PO BOX 347 SPARTA, NJ 07871	35 HAMPTON HEIGHTS RD	
5	9		1	SPEARMINT CAPITAL LLC 156 HAMPTON HOUSE RD NEWTON, NJ 07860	OFF RT 206 HAMPTON	3106/1 HAMPTON



TOWNSHIP OF HAMPTON

1 Rumsey Way
Newton, NJ 07860

P: 973-383-3812 F: 973-383-8969

DECEMBER 21, 2022

Joseph A. Ferraris, Jr., CTA
Municipal Assessor

DYKSTRA WALKER DESIGN GROUP
21 BOWLING GREEN PARKWAY, STE 204
LAKE HOPATCONG, NJ 07849

RE: CERTIFIED LIST

BLOCK: 3106 LOTS: 1.04 (HAMPTON)
5 9 (LAFAYETTE)

PURSUANT TO SEC. 40:55D-12 OF THE MUNICIPAL LAND USE LAW, THE PARCELS LISTED ON THE ATTACHED SHEET(S) ARE WITHIN 200 FT. OF THE SUBJECT PROPERTY:

LOCATION: 150 HAMPTON HSE RD RT 206

THE INFORMATION LISTED IS BELIEVED TO BE ACCURATE AND CURRENT AS OF DECEMBER 21, 2022.

10 DAYS PRIOR TO THE MEETING NOTICE MUST APPEAR IN THE:

NEW JERSEY HERALD
2 SPRING ST
NEWTON, NJ 07860

IN ADDITION TO THE PROPERTY OWNERS WITHIN 200 FEET OF YOUR PROPERTY, THE FOLLOWING PARTY(IES) MUST BE NOTIFIED:

(SEE OTHER AGENCIES & UTILITIES)

STATE OF NEW JERSEY D O T
REGIONAL ENGINEER
200 STIERLI CT
MT ARLINGTON, NJ 07856

RESPECTFULLY,

JOSEPH A. FERRARIS, JR., CTA
MUNICIPAL ASSESSOR

OWNER & ADDRESS REPORT

HAMPTON

12/21/22 Page 1 of 1

CERTIFIED LIST- SPEARMINT CAPITAL
HAMPTON 3106 - 1.04 LAFAYETTE 5 - 9

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3105	1	QFARM	3B	G A S ENTERPRISES PO BOX 167 BROOKSIDE, NJ 07926	125 HAMPTON HOUSE RD	
3105	1.03		4A	HOUSTON 11810 CHIMNEY ROCK, LLC WESSEX MGT, LLC BOX 1667 LINDEN, NJ 07036	135 HAMPTON HSE RD	
3105	20.03	QFARM	3B	MAIO, PERRY 323 NEWTON SWARTSWOOD RD NEWTON, NJ 07860	115 HAMPTON HOUSE ROAD	
3106	1.03	QFARM	3B	GORDON, WILLIAM 138 HAMPTON HOUSE RD NEWTON, NJ 07860	144 HAMPTON HOUSE RD	
3106	3.03		1	MOUNTAIN BROADCASTING CORP 99 CLINTON RD WESDT CALDWELL, NJ 07006	122 HAMPTON HSE RD RT 206	
3107	1		1	SPEARMINT CAPITAL, LLC 152 HAMPTON HOUSE RD NEWTON, NJ 07860	152 HAMPTON HSE RD RT 206	

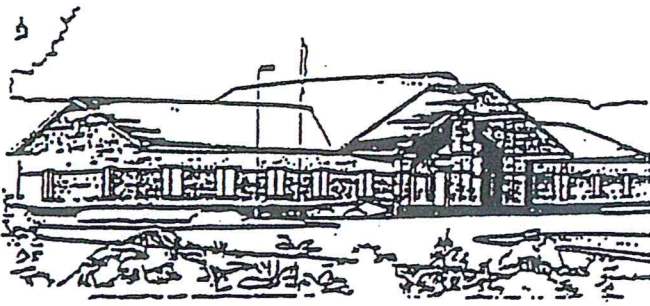
OTHER AGENCIES AND/OR UTILITIES WITHIN HAMPTON TOWNSHIP

EMBARQ
1201 WALNUT BOTTOM RD
CARLISLE, PA 17013

JCP& L
300 MADISON AVE
MORRISTOWN, NJ 07960

ELIZABETHTOWN GAS CO.
1 ELIZABETHTOWN TPKE
UNION, NJ 07083

OPTIMUM
320 SPARTA AVE
SPARTA, NJ 07871



TOWNSHIP OF HAMPTON

1 Rumsey Way
Newton, NJ 07860

P: 973-383-3812 F: 973-383-8969

DECEMBER 21, 2022

Joseph A. Ferraris, Jr., CTA
Municipal Assessor

DYKSTRA WALKER DESIGN GROUP
21 BOWLING GREEN PARKWAY, STE 204
LAKE HOPATCONG, NJ 07849

RE: CERTIFIED LIST

BLOCK: 3107 LOTS: 1 (HAMPTON)
5 7.03(LAFAYETTE)

PURSUANT TO SEC. 40:55D-12 OF THE MUNICIPAL LAND USE LAW, THE PARCELS LISTED ON THE ATTACHED SHEET(S) ARE WITHIN 200 FT. OF THE SUBJECT PROPERTY:

LOCATION: 152 HAMPTON HSE RD RT 206

THE INFORMATION LISTED IS BELIEVED TO BE ACCURATE AND CURRENT AS OF DECEMBER 21, 2022.

10 DAYS PRIOR TO THE MEETING NOTICE MUST APPEAR IN THE:

NEW JERSEY HERALD
2 SPRING ST
NEWTON, NJ 07860

IN ADDITION TO THE PROPERTY OWNERS WITHIN 200 FEET OF YOUR PROPERTY, THE FOLLOWING PARTY(IES) MUST BE NOTIFIED:

(SEE OTHER AGENCIES & UTILITIES)

STATE OF NEW JERSEY D O T
REGIONAL ENGINEER
200 STIERLI CT
MT ARLINGTON, NJ 07856

RESPECTFULLY,

JOSEPH A. FERRARIS, JR., CTA
MUNICIPAL ASSESSOR

OWNER & ADDRESS REPORT

HAMPTON

12/21/22 Page 1 of 1

CERT LIST - SPEARMINT CAPITAL LLC
HAMPTON 3107 - 1 LAFAYETTE 5 - 7.03

BLOCK	LOT	QUAL	CLA	PROPERTY OWNER	PROPERTY LOCATION	Add'l Lots
3105	1	QFARM	3B	G A S ENTERPRISES PO BOX 167 BROOKSIDE, NJ 07926	125 HAMPTON HOUSE RD	
3105	1.03		4A	HOUSTON 11810 CHIMNEY ROCK, LLC WESSEX MGT, LLC BOX 1667 LINDEN, NJ 07036	135 HAMPTON HSE RD	
3105	1.04		1	G A S ENTERPRISES PO BOX 167 BROOKSIDE, NJ 07926	137 HAMPTON HSE RD	
3105	20.03	QFARM	3B	MAIO, PERRY 323 NEWTON SWARTSWOOD RD NEWTON, NJ 07860	115 HAMPTON HOUSE ROAD	
3106	1.04	QFARM	3B	SPEARMINT CAPITAL LLC 156 HAMPTON HOUSE RD NEWTON, NJ 07860	150 HAMPTON HOUSE RD	
3107	1.01	QFARM	3B	MCCORMICK, CHRISTOPHER & CAROLINE 156 HAMPTON HOUSE RD NEWTON, NJ 07860	156 HAMPTON HSE RD RT 206	

OTHER AGENCIES AND/OR UTILITIES WITHIN HAMPTON TOWNSHIP

EMBARQ
1201 WALNUT BOTTOM RD
CARLISLE, PA 17013

JCP& L
300 MADISON AVE
MORRISTOWN, NJ 07960

ELIZABETHTOWN GAS CO.
1 ELIZABETHTOWN TPKE
UNION, NJ 07083

OPTIMUM
320 SPARTA AVE
SPARTA, NJ 07871

Project Narrative

The location of the municipally supported Class 1 Cannabis Cultivation site at 152 Hampton House Road, Newton, Lafayette Township, NJ, 07860, Block 5 Lot 7.03, is zoned and compliant with all applicable ordinances and will follow all operational regulations established by the New Jersey Cannabis Regulatory Commission.

The cannabis cultivation will occur in a greenhouse located at least 400 feet down a driveway and maintains the minimum 100-foot landscape buffer from Hampton House Road. A seven-foot-high chain-link fence, with a privacy screen, will be installed around the property along with exterior lighting, and concrete pad sites for the required generator and HVAC units. Additionally, access-controlled gates will be installed to provide additional security for the property and greenhouse.

Lighting, noise, and odor are significant concerns when it comes to cannabis cultivation in Lafayette. This site and all operations will address these concerns and limit potential nuisances to the community. The odor will be at its highest during the flowering of the crop as well as the drying and curing process. Within the greenhouse, there will be significant airflow to prevent buildup, and charcoal filters along with ozonation will be used to reduce smells that may escape the completely sealed spaces. The noise produced by these processes will also be limited as natural gas will be used instead of diesel and all generators or HVAC units will be as far from neighboring sites and public spaces as possible. Outdoor lighting, beyond lighting for security that will be installed, will also be kept at a minimum. Because the cannabis plant requires a 12-12 cycle of light and dark hours, the greenhouse will have blackout curtains installed and an automated lighting system. The lighting and blackout shade will be linked to an on-site and satellite-linked weather station and be controlled by state-of-the-art PRIVA horticultural controls computer and software. For example, on significantly cloudy days, the supplemental lighting will be engaged, and LED lights will turn on, providing the plant with adequate light. To mitigate the chance of light pollution the blackout shade will be engaged 15 minutes before Dusk and retracted 15 mins after Dawn daily.

Most operations will occur between the hours of 8:00 a.m. and 4:00 p.m. with up to 25 people working throughout the space. Another shift of 10 to 20 employees will begin work at 4:00 p.m. and will complete only minor maintenance work and no outdoor work. Given the nature of the crop and life cycle, all workers will be stationed in different areas completing separate tasks, resulting in a staggered shift start and arrivals of employees, reducing traffic flow coming onto the site. Deliveries to and from the site will also be limited and will occur during normal working hours. There will be monthly shipments of supplies to the site and deliveries leaving the site will occur on Tuesdays and Thursdays. Security officers will be in place 24/7 to monitor the controlled-access gate and screen anyone arriving at the site.