

**ND ENGINEERING, LLC**

18 Somerset Drive  
Belvidere, NJ 07823-2504  
908-528-6030

January 15, 2023

VIA EMAIL ONLY

Stephanie Pizzulo, Board Secretary

**LAFAYETTE TOWNSHIP LAND USE BOARD**

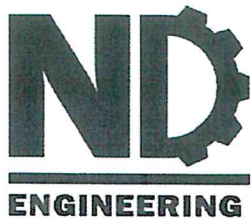
33 Morris Farm Road  
Lafayette, NJ 07848

Re: Initial Completeness Review  
Minor Site Plan Approval  
**Spearment Capitol LLC**  
Block 5, Lot 7.03  
*NDE No. LASL067C1*

Dear Stephanie:

I am in receipt of the following documents in support of the above-referenced site plan application:

1. One (1) cover letter prepared by Calli Law, LLC dated January 5, 2023 consisting of two (2) sheets;
2. One (1) copy of a Lafayette Township Land Use Board Universal Application Form, dated January 5, 2023 which included the following forms:
  - a) Form 13 Owner's Authorization For Site Inspection, dated January 5, 2023;
  - b) Form 15 Owner's Certification dated January 3, 2023;
  - c) Form 16 Consent of Owner, dated January 5, 2023;
  - d) Form 17 Disclosure Statement dated January 5, 2023;
  - e) Form 18 Survey Waiver Certification dated January 5, 2023;
  - f) Form 19 Escrow Agreement dated January 5, 2023;
  - g) Form 20 Owner's Disclosure Statement dated January 5, 2023;
  - h) Form 26 Affidavit of Ownership dated January 5, 2023;
  - i) Tax Certification Block 5, Lot 7.03, January 4, 2023;
  - j) Tax Certification Block 5, Lot 9, January 4, 2023;
  - k) Certified Property Owner's List for Lafayette Township, dated December 22, 2022;
  - l) Certified Property Owner's List for Hampton, dated December 21, 2022;
  - m) Copies of application checks;
  - n) Project Narrative undated consisting of one (1) sheet, preparer unknown;
3. One (1) copy of a Limited Development Impact Statement prepared by Dykstra Walker Design Group consisting of six (6) pages dated January 5, 2023;
4. One (1) copy of a Lafayette Township LUB Schedule A Minor Subdivision Checklist dated January 5, 2023;
5. One (1) copy of a Lafayette Township LUB Minor Site Plan Checklist, dated January 5, 2023, prepared by Mark Gimigliano, PE, Dykstra Walker Design Group;
6. One (1) copy of a Resolution of Approval for Element Farms, Memorialized October 28, 2021;



7. One (1) set of plans entitled "Minor Subdivision & Minor Site Plan Spearmint Capitol LLC..." dated January 4, 2023, consisting of six (6) sheets, prepared by Dykstra Walker Design Group;
8. One (1) copy of an architectural plan of the existing greenhouse configuration entitled "Grow Facility Lafayette Township" prepared by DDCA Architects, last revision dated January 5, 2023, consisting of four (4) sheets.
9. One (1) copy of a boundary survey entitled "Boundary Survey Plan Township of Hampton Block 3106. Lot 1.04 Township of Lafayette Block 5, Lot 9...." prepared by Dykstra Walker Design Group, dated December 21, 2022, consisting of one (1) sheet;
10. One (1) copy of a boundary survey entitled "Boundary Survey Plan Township of Hampton Block 3106. Lot 1 Township of Lafayette Block 5, Lot 7.03...." prepared by Dykstra Walker Design Group, dated June 14, 2019, consisting of two (2) sheets.

## **PROJECT SUMMARY**

This Minor Site Plan follows the application for Minor Subdivision application to operate a cannabis growing and processing operation at the existing greenhouse complex which is located on Block 5, Lot 7.03. The existing operation consists of 67,000 square feet of greenhouse and a 5,750 square foot storage building. In addition, there is a single-family dwelling located on the property which is located within the R-5.0 Zone.

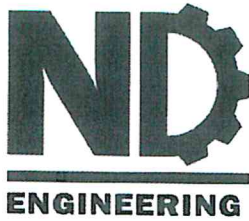
According to the Limited Development Impact Statement (hereafter referred to as Statement) submitted with the application, a cannabis cultivation and processing operation which will utilize the existing residential structure as office space and the existing metal building attached to the greenhouses for processing of the product. There is a small existing detached storage shed that shall remain as storage. Access to the property off State Highway Route 206 is proposed to remain unchanged. There shall be constructed a seven (7) foot tall security fence surrounding the facility. The operation shall include a total of 25 employees working the first shift between 8 am and 4 pm. According to the Statement, a second shift of 10-20 employees shall begin work at 4 pm. Deliveries to and from the site shall consist of 20' box trucks. According to the Statement, there will be 90 trips per day with deliveries and employees accessing the site which the Statement claims is comparable to the number of trips to and from the site with the existing operation. Security cameras shall be placed throughout the site and there will be security personnel onsite at all times.

Blackout curtains are proposed for the greenhouses to reduce or eliminate "sky-glow".

## **INITIAL COMPLETENESS MINOR SITE PLAN**

A Minor Site Plan Checklist has been submitted in support of the application. I have performed an initial review of LUB Checklist and I offer the following comments:





1. After review Checklist Item #'s 1, 2 and 3; I ask that the LUB Secretary confirm that these checklist items have been satisfied.
2. I have determined that the following checklist items are not applicable: Checklist Item #'s 32, 33, 34f, 34g, and 34k.
3. Checklist Item #36 requires that revised plans be submitted marked with any revisions to same. I take no exception to granting a temporary waiver for this checklist item for completeness only.

### **COMPLETENESS RECOMMENDATION MINOR SITE PLAN**

In summary of my above comments, it is my recommendation that the Board render a determination of completeness if they grant a Temporary Waiver to Checklist Item No 36.

If the application is deemed complete, the application would be in a position to be heard at the Board's February 23, 2023 meeting.

I trust this report is satisfactory. Should you have any questions, please contact me at the office.

Sincerely,

***ND Engineering, LLC***

A handwritten signature in black ink that reads 'Nevitt Duveneck'. The signature is fluid and cursive, with the first name 'Nevitt' and last name 'Duveneck' clearly legible.

Nevitt S. Duveneck, PE, CME  
Land Use Board Engineer

- C: Land Use Board Members (distributed by LUB Secretary)  
Ursula Leo, Esq., Land Use Board Attorney (via email only)  
David Banisch, PP, Lafayette LUB Planner (via email only)  
Lawrence Calli, Esq. (via email only)  
Spearment Capitol, LLC (via email only)  
Mark Gimigliano, PE, (via email only)  
DDCA Architects, (via email only)