

NARRATIVE SUMMARY

Feels of Green Proposed Dispensary
474 Route 206 (Block 155, Lot 5.01)
Township of Andover, Sussex County, NJ
May 2, 2023

The site consists of approximately 3.83 acres within the B/A "Business/Airport" District. It is located on the west side of U.S. Route 206, south of the intersection with Fredon Springdale Road. Access to the site is provided by a continuous curb cut along the Route 206 frontage. Under existing conditions, the property contains a two-story multifamily residence, a vacant commercial building (formerly a deli), and associated parking area.

The applicant seeks to redevelop the site by renovating the vacant 1,434 square foot commercial building and converting it into a proposed Class 5 cannabis dispensary. As part of this renovation, a 95 square foot building expansion is proposed, resulting in a 1,529 square foot commercial building.

The applicant also proposes several site improvements to support the new facility. The existing parking area will be repaved and restriped to provide eight (8) parking spaces and one (1) loading space. These spaces are designed in accordance with Town Code and meet the minimum required number of spaces for the proposed use. The majority of the parking is located within existing impervious coverage, however approximately 1,000 SF of new asphalt pavement is proposed. Of the striped parking spaces, one (1) space on the north side of the building is designated for employee parking only. Additional employee parking will be provided at the top of the gravel driveways near the multifamily residence.

The site improvements also include an 8' high masonry wall, along with new landscaping and lighting. The existing septic system will be removed and replaced by a new onsite sanitary disposal system. The new system was designed by others and is currently under review by the Sussex County Department of Health and Human Services. The septic improvements are shown on these plans for reference only and will be coordinated with the approved permit drawings. The remainder of the existing building utilities are to remain.

The proposed dispensary will be a Class 5 Cannabis Retail facility (which the applicant is licensed to operate). The building will be designed to comply with the Township cannabis ordinance, including a ventilation system to mitigate odors and noise reduction systems for mechanical equipment. The facility will involve retail sales only and therefore no industrial processes are proposed onsite. The site lighting was designed in accordance with Town code and the parking is laid out so that headlights are not directed towards Route 206.

The anticipated hours of operation will be between 9:00 am and 9:00 pm and deliveries will occur a few times a week, typically during the morning. These deliveries will occur within the striped loading space onsite. It is anticipated that a maximum of six (6) employees will be working in a given shift.

Project No. 22012558A
May 2, 2023
Page 2 | 2



Engineering
& Design

Should you have any questions, please do not hesitate to contact our office directly.

Colliers Engineering & Design Inc.
(DBA Maser Consulting)

A handwritten signature in black ink, appearing to read "Jesse Cokeley".

Jesse Cokeley, P.E.
Geographic Discipline Leader

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