

## **ADDENDUM TO APPLICATION**

**OF**

**Jersey Smooth, LLC.**

**Applicant: Jersey Smooth, LLC**

**Owner: Aslan Zadeh**

**Property: 311 Dickinson St, Ewing, NJ 08638**

**Block 112, Lot 307**

**Zone: Olden Avenue Redevelopment Area**

### **Application: Conditional Use; Preliminary and Final Site Plan**

The applicant, Jersey Smooth, LLC. (the "Applicant"), is filing this application with the Ewing Township Planning Board (the "Board") for conditional use approval and preliminary and final site plan approval for a cannabis manufacturing facility in connection with a parcel having an address of 311 Dickinson St, known and designated as Block 112, Lot 307 on the Tax Maps of the Township of Ewing, Mercer County, New Jersey (the "Property"), situated in the Olden Avenue Redevelopment Area. The owner of the Property is 311 Dickinson St, LLC.

The Property consists of an approximately 0.40-acre ( $\pm 18,000$  s.f.) lot. There is an existing one story building on the property which the Applicant proposes to convert to a cannabis manufacturing facility. The building is entirely pre-existing and the Applicant does not propose any changes to setbacks. 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 conditional use and preliminary and final site plan approvals.

The existing impervious coverage exceeds the maximum of 75% is permitted. As a result of the proposed improvements, the proposed impervious coverage will decrease to 70% and will conform to the zone requirements. Likewise, 30% of the lot area is required to be landscaped. The proposed improvements will increase the landscaped area to 30% and will conform to the zone requirements. No variance is requested.