

Public Notice in the Bergen Record of an 11-6-2024 PB Special Meeting as filed by Applicant attorney Tuvel: re Alfred Ave CANNABIS Facilities

(What follow is identical to the 10/24cPublic Notice in the Bergen Record except that Voices' editors have added **bolding** and underlining of key information for our readers)

Notice Publish Date:

Thursday, October 24, 2024

Notice Content

NOTICE OF PUBLIC HEARING Township of Teaneck Planning Board PLEASE TAKE NOTICE that the Township of Teaneck Planning Board (the "Board") will hold **a public hearing at a special meeting of the Board on November 6, 2024, at 7:30 PM in the Benjamin Franklin Middle School auditorium**, located at 1315 Taft Road, Teaneck, New Jersey 07666, to review and take formal action upon an application for preliminary and final major site plan approval, conditional use approval, bulk variance and design waiver/exception relief (the "Application") by 455 Alfred Ave LLC (the "Applicant") with respect to property having a street address of 455 Alfred Avenue, Teaneck, New Jersey 07666, and being designated as Block 6002, Lot 5, on the Township of Teaneck Tax Map and 170 Tietjen Avenue, Englewood, New Jersey 07631, and being designated as Block 2228 Lot 2 on the City of Englewood Tax Map (the "Property"). The Property is located in the L-I Zone in the Township of Teaneck. The Applicant seeks approval for the conversion of a portion of the existing warehouse building into two commercial spaces, one commercial space to be used as an approximately 9,398 sq. ft. Class 1 Cannabis Cultivator and Class 2 Cannabis Manufacturer and the other commercial space to be used as an approximately 3,187 sq. ft. Class 5 Cannabis Retailer, along with related site improvements. All proposed cannabis uses are conditionally permitted uses on the Property. The Applicant seeks bulk "c" variance relief pursuant to N.J.S.A. 40:55D-70(c) and design waiver/exception relief, including: (1) Number of parking spaces less than required (82 spaces required for the entire Property; 38 spaces proposed for the entire Property), if deemed necessary. The Applicant also seeks the continuation of any pre-existing non-conforming conditions on the Property or seeks variances of same, if deemed necessary. The Applicants also seeks any additional deviations, exceptions, design waivers, submission waivers, variances, interpretations, de minimis exceptions from the State of New Jersey Residential Site Improvement Standards, continuations of any pre-existing non-conforming conditions, modifications of prior imposed conditions and other approvals reflected on the filed plans (as same may be further amended or revised from time to time without further notice) and as may be determined to be necessary during the review and processing of the Application. When the Application is called interested parties may appear, either in person or by attorney, and present any comments or questions which they may have regarding this Application. The public hearing may be continued without further notice on such additional or other dates as the Board may determine. The Application and supporting materials (including maps and plans) will be available for public inspection free of charge to the public at the office of the Board located at the Township of Teaneck Municipal Building, 818 Teaneck Road, Teaneck, New Jersey 07666, during regular business hours. Alternatively, members of the public may contact the Board Secretary, Rosiland McLean, at (201) 837-1600 ext. 1110 during regular business hours or email the Board Secretary's office at rmclean@teanecknj.gov in order to make an appointment to review or pick up copies of the Application and supporting materials (including maps and plans). Jason R. Tuvel, Esq. Prime Tuvel & Miceli 1 University Plaza Dr., Suite 500 Hackensack, New Jersey 07601 Phone: (201) 883-1010 Email: jason@primelaw.com Attorneys for 455 Alfred Ave LLC Publication Dates LNYS0180099 \$