

## 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.