

APPLICATION FORM BOROUGH OF COLLINGSWOOD CONSOLIDATED
PLANNING BOARD OF ADJUSTMENT

This application with supporting documentation and the application for Developmental Checklist in 15 sets must be filed with the Board Secretary at least twenty-one (21) calendar days prior to the meeting at which the application is to be considered.

To be completed by Borough Staff only:

Date Filed: ____/____/____ Application No: _____

Application Fee: _____ Escrow Deposit: _____

Scheduled for Hearing on: ____/____/____

To be completed by the Applicant:

1. SUBJECT PROPERTY

Address: 35 East Crescent Boulevard, Collingswood, NJ 08108 Zoning District: HBD

Tax Map: Page _____ Block 1.05 Lot 2.01

Dimensions: Lot Area 30,253.95 SF

Is your property in the Historic district? ☒ No _____ Yes

Are there existing Deed Restrictions or Easements? ☒ No _____ Yes (please attach copies)

2. APPLICANT

Name: Acreage CCF New Jersey, LLC

Address: 100 Century Drive

City, State, Zip: Egg Harbor Township, NJ 08234

Email Address: l.sheckler@acreageholdings.com / elizabeth.petrova@acreageholdings.com

Telephone No.: _____ Fax No.: _____

Applicant is a Corporation: _____ Partnership: ☒ Individual: _____

Applicants interest in the subject Property:

_____ Owner; ☒ Tenant; _____ Contract purchaser; _____ Other (please describe)

3. DISCLOSURE STATEMENT

Pursuant to N.J.S. 40:55D-48.1, the names and addresses of all persons owning 10% of the stock in a corporate applicant or 10% interest in any partnership applicant must be disclosed. In accordance with N.J.S. 40:55D-48.2 that disclosure requirement applies to any corporation or partnership which owns more than a 10% interest in the applicant followed up the chain of ownership until the names and addresses of the non-corporate stockholders and partners exceeding the 10% ownership criterion have been disclosed. If the Applicant is a Corporation or Partnership, attach the name address and interest percentage of all stockholders and/or partners that apply.

NAME	ADDRESS	OWNERSHIP
High Street Capital Partners, LLC	366 Madison Avenue, 14 th Floor New York, New York 10017	100%

4. PROPERTY OWNER

If the Property Owner is other than the applicant, provide the following information for the Owner(s):

Name: 35 E. Crescent Partners, LLC

Address: 34 E. Crescent Blvd.

City, State, Zip: Collingswood, NJ 08108

Telephone No.: _____ Fax No.: _____

E-Mail Address:

5. TYPE OF APPLICATION (Check any and all that apply)

SITE PLAN (attach completed Application for Development Checklist)

____ Informal Review ☒ Minor ____ Major

____ Amendment of Revision to an Approved Site Plan

____ Request for Waiver from Site Plan review and approval

Land area to be disturbed in square feet

Number of proposed dwelling units (if applicable)

Number of off-street parking spaces proposed

SUBDIVISION

____ Informal Review ____ Minor ____ Major

Subdivision to be filed by: Deed ____ Plat

_____ Number of lots created (including remainder lot)

_____ Number of proposed dwelling units (if applicable)

Have any proposed new lots been reviewed with the Tax Assessor to determine appropriate block and lot numbers? Yes _____ No _____

VARIANCE RELIEF / OTHER RELIEF

X Change of Use

Variance Relief (hardship) (N.J.S.A. 40:55D-70(C)(1))

Variance Relief (substantial benefit) (N.J.S.A. 40:55D-70(C)(2))

Variance Relief (use) (N.J.S.A. 40:55D-70(D))

X Waiver/De Minimus Exemption of N.J. Residential Site Improvements Standards
(N.J.A.C. 5-21)

X Conditional Use

Direct Issuance of a permit in a public right of way, etc. (N.J.S.A. 40:55D-34)

Direct Issuance of a permit for a lot lacking frontage (N.J.S.A. 40:55D-35)

Appeal Decision of Administrative Officer (N.J.S.A. 40:55D-70(A))

Map or Ordinance Interpretation of Special Question (N.J.S.A. 40:55D-70(B))

Sign and/or Banner

Other (explain below)

Ordinance section(s) from which a variance is requested: (attach additional pages as needed)

N/A

Submission/Development Standard waivers requested: (attach additional pages as needed)

Pursuant to the Collingswood Borough Code, the final set of engineering plans submitted for a minor site plan are required to illustrate the locations of existing water and sanitary sewer mains or identify alternate means and locations of providing these services. Applicant requests that this requirement be waived as the existing water and sewer mains will be reused for the new building. Additionally, the utilities are below grade and would require a utility location service to use Ground Penetrating Radar to locate them.

Reasons why a variance should be granted: (attach additional pages as needed)

N/A

6. **PROFESSIONAL REPRESENTATION** (attach additional pages as needed)

Applicant's Attorney: Lou Cappelli, Jr., Esq. and Michael A. Ierino, Esq.

Address: 1010 Kings Highway South, Bldg. 1, 2nd Floor

Florio, Perrucci Steinhardt Cappelli, & Tipton, LLC

City, State, Zip Code: Cherry Hill, NJ 08034

Telephone No.: (856) 853-5530 Fax No.: (856) 354-8318

E-Mail Address: lcappelli@floriolaw.com
mierino@floriolaw.com

Applicant's Engineer: French & Parrello Associates

Address: 1800 Rt. 34, Suite 101

City, State, Zip Code: Wall, New Jersey 07719

Telephone No.: (732) 212-9800 Fax No.:

E-Mail Address:

Applicant's Architect: McGeorge Architecture Interiors

Address: 18 Fifth Avenue

City, State, Zip Code: East Greenwich, Rhode Island 02818

Telephone No.: (401) 398-7606 Fax No.:

E-Mail Address:

7. **ADDITIONAL INFORMATION**

A. **PROPERTY HISTORY/EXISTING USE/STRUCTURES:** Describe in detail the existing improvements on the Property and the nature of the prior use(s) on the property, the date of commencement of such use(s), and any prior Board applications for the property (attach copies of Resolutions if applicable and additional pages if necessary).

The property was previously used as a distribution center.

B. PROPOSED USE/STRUCTURES: Describe in detail the structures or improvements proposed for the property and/or the proposed uses of the property including, but not limited to, the types of goods or services offered, the hours of operation, the number of employees, the number of seats and tables, whether there will be outdoor activities the frequency and type of deliveries, how trash will be handled and any exterior changes proposed. Include details on any proposed off-tract improvements proposed (attach additional pages if needed).

Applicant is seeking to open and operate a cannabis dispensary ("The Botanist") pursuant to Ordinance No. 1714, adopted August 6, 2021, permitting cannabis establishments, distributors, and delivery services in the Borough of Collingswood. Per Ordinance No. 1714, Applicant is submitting a detailed Safety and Security Plan which outlines the highly sophisticated nature of their security protocols and the overall operation of the facility. The property includes off-street parking and a secure loading area. The property is accessible by public and private transportation, pedestrians, and bike routes.

8. OTHER REQUIRED APPROVALS

List any other approvals that may be required and dates plans have been submitted

	Yes	No	Date Plans Submitted
Camden County Health Department			
Camden County Planning Board			
Camden County Soil Conservation District			
N.J.D.E.P.			
Stream encroachment permit			
Freshwater wetlands permit			
Other			
N.J. Department of Transportation			
PSE&G			
Other			

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am the Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership application. (If the applicant is a partnership, this must be signed by a general partner.

Sworn and subscribed before

me this 12 day of

January 2024

[Signature]

NOTARY PUBLIC

[Signature: Sharon Ali]

SIGNATURE OF APPLICANT

I certify that I am the Owner of the property which is subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn and subscribed before

me this _____ day of

_____ 20

NOTARY PUBLIC

SIGNATURE OF OWNER

CERTIFICATIONS

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am the Officer of the corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership application. (If the applicant is a partnership, this must be signed by a general partner.

Sworn and subscribed before

me this _____ day of

_____ 20

NOTARY PUBLIC

SIGNATURE OF APPLICANT

I certify that I am the Owner of the property which is subject of this application, that I have authorized the applicant to make this application and that I agree to be bound by this application, the representations made and the decision in the same manner as if I were the applicant. (If the owner is a corporation, this must be signed by an authorized corporate officer. If the owner is a partnership, this must be signed by a general partner.)

Sworn and subscribed before

me this 22nd day of

January 2024
Lyn K. Leys

NOTARY PUBLIC

Markintash Bartnelem

SIGNATURE OF OWNER

SERVET A KIDEYS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAR. 06, 2024



**Camden County
Document Summary Sheet**

CAMDEN COUNTY CLERK

520 MARKET ST

CAMDEN NJ 08102

CAMDEN COUNTY, NJ
CAMDEN COUNTY CLERK'S OFFICE
DEED-OR BOOK 12119 PG 18
RECORDED 06/27/2022 11:28:47
FILE NUMBER 2022062577
RCPT # 2532061; RECD BY: eRecord
RECORDING FEES 103.00
TOTAL TAX 26,205.00

Official Use Only

Transaction Identification Number		6127479	7396409
Submission Date(mm/dd/yyyy)	05/31/2022	Return Address (for recorded documents) LAND SERVICES USA 1835 MARKET ST., SUITE 420 PHILADELPHIA, PA 19103	
No. of Pages (excluding Summary Sheet)	7		
Recording Fee (excluding transfer tax)	\$103.00		
Realty Transfer Tax	\$26,205.00		
Total Amount	\$26,308.00		
Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
Municipal Codes			
CAMDEN COUNTY	99		
Batch Type L2 - LEVEL 2 (WITH IMAGES)			
747295			

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF CAMDEN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



**Camden County
Document Summary Sheet**

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$1,300,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	04/27/2022				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		TRANS STAR EXPRESS DISTSYSTEMS INC A PENNSYLVANIA CORPORATION BY ITS PRESIDENT FRANCIS C HORN			1244 SNYDER AVENUE, PHILADELPHIA, PA 19148	
	GRANTEE	Name			Address	
		35 E CRESCENT PARTNERS LLC			35 EAST CRESCENT BOULEVARD, COLLINGSWOOD, NJ 08108	
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		99	1.05	2.01		99

*** DO NOT REMOVE THIS PAGE.
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF CAMDEN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

DEED

Prepared By:
MATTHEW A. ZABEL, ESQUIRE

This Deed is made on April 27, 2022,

BETWEEN TRANS STAR EXPRESS DIST. SYSTEMS, INC., A PENNSYLVANIA CORPORATION, BY ITS PRESIDENT, FRANCIS C. HORN

whose address is 1244 Snyder Avenue, Philadelphia, PA 19148

referred to as the Grantors, and

35 E. CRESCENT PARTNERS LLC

whose address 35 East Crescent Boulevard, Collingswood, NJ 08108

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One Million Three Hundred Thousand Dollars (\$1,300,000.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of Collingswood
Block No. 1.05, Lot No. 2.01

☐ No property tax identification number is available on the date of this Deed. (check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the Borough of Collingswood, County of Camden, and State of New Jersey. The legal description is:

SEE ATTACHED SCHEDULE "A"

Being the same land and premises which became vested in Trans Star Express Dist. Systems Inc. by deed from New Jersey National Bank dated December 30, 1994 and recorded January 4, 1994 in the Camden County Clerk's Office in Book 4734, page 839.

AND BEING the same which became vested in Trans Star Express Dist. Systems, Inc., in fee by Re-record Deed from New Jersey National Bank dated December 30, 1994 and recorded March 24, 1995 in the Camden County Clerk's Office in Book 4747, Page 513.

SCHEDULE "A"

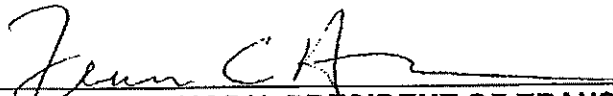
BEGINNING at a corner formed by the intersection of the Northwestern line of Crescent Boulevard (80 feet wide) with the Northeasterly line of New Jersey State Highway Connecting Road (underpass), said beginning point being distant 229 feet Northeastwardly from the original Northerly corner of Crescent Boulevard (80 feet wide) and Haddon Avenue (66 feet wide); thence

1. North 23 degrees 46 minutes 30 seconds East along the Northwestern line of Crescent Boulevard a distance of 52.78 feet to a point of curve; thence
2. Northeastwardly along the Northwesternly curved line of Crescent Boulevard, curving to the right with a radius of 1950.08 feet, an arc distance of 54.80 feet to a point; thence
3. North 66 degrees 13 minutes 30 seconds West 169.60 feet to a point in the Boundary line between the Borough of Collingswood and the City of Camden; thence
4. South 57 degrees 14 minutes 50 seconds West along the said boundary line 245.85 feet to a point; thence
5. South 32 degrees 45 minutes 10 seconds East 25 feet to a point in the aforementioned Northeasterly curved line of New Jersey State Highway Connecting Road (underpass); thence
6. Eastwardly along said Road and curving to the left with a radius of 487 feet an arc distance of 13.75 feet to a point of reverse curve; thence
7. Eastwardly still along said Road and curving to the right with a radius of 413 feet and arc distance of 301.25 feet to the place of beginning.

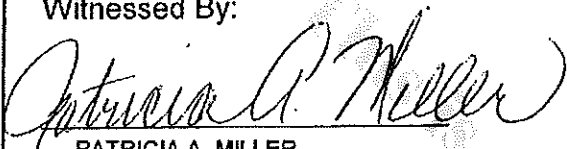
BEING known as Block 1.05, Lot 2.01 on the Tax Map of the Borough of Collingswood.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.


FRANCIS C. HORN, PRESIDENT OF TRANS STAR
EXPRESS DIST. SYSTEMS, INC., A PENNSYLVANIA
CORPORATION

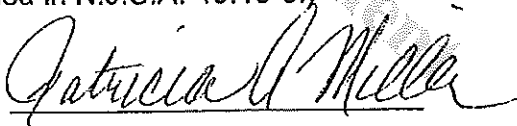
Witnessed By:


PATRICIA A. MILLER

STATE OF NEW JERSEY, COUNTY OF Burlington, ss.:

I CERTIFY that on April 27, 2022, Francis C. Horn, President of Trans Star Express Dist. Systems, Inc., personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,
- (c) made this Deed for \$1,300,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)



PATRICIA A. MILLER
NOTARY PUBLIC
STATE OF NEW JERSEY
ID# 50049094
MY COMMISSION EXPIRES NOV. 4, 2028

DEED

**TRANS STAR EXPRESS DIST.
SYSTEMS, INC., A PENNSYLVANIA
CORPORATION, BY ITS PRESIDENT,
FRANCIS C. HORN,**

Grantors,

TO

35 E. CRESCENT PARTNERS LLC,

Grantees,

Dated: APRIL 27TH, 2022

Record and return to:

**LAND SERVICES USA INC.
1835 MARKET STREET, SUITE 420
PHILADELPHIA, PA 19103
LSU FILE NO.: NJCLT22-0626**

GIT/REP-3
(2-21)
(Print or Type)

State of New Jersey
Seller's Residency Certification/Exemption

Seller's Information

Name(s)
Trans Star Express Dist. Systems, Inc., a Pennsylvania Corporation by its president, Francis C. Horn

Current Street Address
1244 Snyder Avenue

City, Town, Post Office
Philadelphia

State

PA

ZIP Code

19148

Property Information

Block(s)

1.05

Lot(s)

2.01

Qualifier

Street Address

35 East Crescent Boulevard

City, Town, Post Office
Collingswood

State

NJ

ZIP Code

08103

Seller's Percentage of Ownership

100

Total Consideration

\$1,300,000.00

Owner's Share of Consideration

\$1,300,000.00

Closing Date

04-27-2022

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. ☐ Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. ☐ The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. ☐ Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. ☐ Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. ☒ Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. ☐ The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
7. ☐ The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain.
8. ☐ Seller did not receive non-like kind property.
9. ☐ The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
10. ☐ The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
11. ☐ The deed is dated prior to August 1, 2004, and was not previously recorded.
12. ☐ The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
13. ☐ The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
14. ☐ The property transferred is a cemetery plot.
15. ☐ The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
16. ☐ The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
17. ☐ The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box ☐ I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

4/27/22

Date

Signature (Seller)

Indicate If Power of Attorney or Attorney In Fact
FRANCIS C. HORN, PRESIDENT

Date

Signature (Seller)

Indicate If Power of Attorney or Attorney In Fact

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)
BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY Camden } SS. County Municipal Code 0412
MUNICIPALITY OF PROPERTY LOCATION Collingswood Boro

FOR RECORDER'S USE ONLY	
Consideration	\$ _____
RTF paid by seller	\$ _____
Date	By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Christina Orlando being duly sworn according to law upon his/her oath,
(Name)
deposes and says that he/she is the representative of Land Services In a deed dated 4/27/2022 transferring
(Grantor, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)
real property identified as Block number 1.05 Lot number 2.01 located at
35 E CRESCENT BLVD CAMDEN, NJ 08103 and annexed thereto.
(Street Address, Town)

(2) CONSIDERATION \$ 1,300,000.00 (Instructions #1 and #5 on reverse side) ☐ No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$3350,000.00 + 94.37 % = \$370,880.58

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 40, P.L. 1988, as amended through C. 66, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 66, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) ☐ 62 years of age or over. * (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) ☐ legally blind or;
DISABLED PERSON Grantor(s) ☐ permanently and totally disabled ☐ receiving disability payments ☐ not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:

- ☐ Owned and occupied by grantor(s) at time of sale. ☐ Resident of State of New Jersey.
☐ One or two-family residential premises. ☐ Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Affordable according to H.U.D. standards. ☐ Reserved for occupancy.
☐ Meets income requirements of region. ☐ Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- ☐ Entirely new improvement. ☐ Not previously occupied.
☐ Not previously used for any purpose. ☐ "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

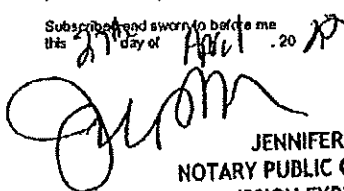
- ☐ No prior mortgage assumed or to which property is subject at time of sale.
☐ No contributions to capital by either grantor or grantee legal entity.
☐ No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- ☐ Intercompany transfer between combined group members as part of the unitary business
☐ Combined group NU ID number (Required) _____

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me
this 27th day of April, 2022



JENNIFER UPTON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV 18, 2025


Deponent Address
35 E CRESCENT BLVD CAMDEN, NJ 08103
XXX-XX-X 552

TRANS SERVICES
Grantor Name
TRANS SERVICES
Grantor Address at Time of Sale
Land Services LLC

FOR OFFICIAL USE ONLY		
Instrument Number	County	
Deed Number	Book	Page
Deed Dated	Date Recorded	

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to:

STATE OF NEW JERSEY
PO BOX 251

TRENTON, NJ 08695-0251

ATTENTION: REALTY TRANSFER FEE UNIT

The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at:
www.state.nj.us/treasury/taxation/tfp/localtax.htm

RTF-1EE (Rev. 3/2/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-5 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY CAMDEN

SS. County Municipal Code
0412

MUNICIPALITY OF PROPERTY LOCATION

COLLINGSWOOD BOR

FOR RECORDER'S USE ONLY

Consideration \$
RTF paid by buyer \$
Date By

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, CHRISTINE ORMANDO being duly sworn according to law upon his/her oath,

deposes and says that he/she is the representative of Land Serv in a deed dated 4/27/2020 transferring real property (Grantee, Legal Representative, Corporate Officer, Officer of Title Company, Lending Institution, etc.)

real property identified as Block number 1.05 Lot number 2.01 located at

35 E CRESCENT BLVD CAMDEN, NJ 08103

(Street Address, Town)

and annexed thereto.

(2) CONSIDERATION \$ 1,300,000.00

(See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

☐ Class 2 - Residential

☐ Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property

☒ Class 4A - Commercial properties

(if checked, calculation in (E) required below)

☐ Cooperative unit (four families or less) (See C. 46:8D-3.)

Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

☐ Property class. Circle applicable class or classes: 1 3B 4B 4C 15

Property classes: 1-Vacant Land; 3B-Farm property (Qualified); 4B-Industrial properties; 4C-Apartments; 15-Public Property, etc. (N.J.A.C. 18:12-2.2 et seq.)

☐ Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.

☐ Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.

☐ Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side)

List the Combined group NU ID number (Required)

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B), pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

☐ Property class. Circle applicable class or classes: 1 2 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY

Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class \$ + % = \$

Property Class \$ + % = \$

Property Class \$ + % = \$

Property Class \$ + % = \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value

\$350,000.00 + 84.37 % = \$370,880.58

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me

this 20th day of April, 2020

JENNIFER UPTON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES NOV 18, 2025

Signature of Deponent

Grantee Name

Deponent Address

Grantee Address at Time of Sale

Name/Company of Settlement Officer

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

The Director, Division of Taxation, Department of the Treasury has prescribed this form, as required by law. It may not be altered or amended without prior approval of the Director. For further information on the Realty Transfer Fee or to print a copy of this Affidavit or any other relevant forms, visit: www.state.nj.us/treasury/taxation/tfifocaltax.shtml



1800 Route 34, Suite 101
Wall Township, New Jersey 07719
T: 732.312.9800
F: 732.312.9801
fpaengineers.com

Via Overnight Mail

January 12, 2024

Lou Cappelli, Esq.
Florio, Perrucci
1010 Kings Hwy. South
Building 1, Second Floor
Cherry Hill, New Jersey 08034
(856) 628-8374
lcappelli@floriolaw.com

Re: Boundary & Topographic Survey
ACREAGE COLLINGSWOOD DISPENSARY
35 East Crescent Street
Block 1.05, Lot 2.01
Borough of Collingswood, Camden County, NJ
FPA #21370.001C8

Lou,

Attached please find sixteen (16) signed and sealed copies of the plans entitled Boundary & Topographic Survey Prepared for Lot 2.01, Block 1.05, Situated in the Borough of Collingswood, Camden County, New Jersey dated 01/09/2024, no revisions, Sheet 1 of 1.

Please use this document in your coordination with the Borough.

Please call should you have any questions.

Respectfully,

FRENCH & PARRELLO ASSOCIATES

A handwritten signature in blue ink, appearing to read 'Keith B. Smith', is written over a horizontal line.

Keith B. Smith PE, PP, CME
Senior Vice President
Keith.Smith@FPAengineers.com

1. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND/OR TITLE REPORTS AND IS SUBJECT TO RECORDED AND UNRECORDED EASEMENTS AND ANY OTHER PERTINENT FACTS WHICH A COMPLETE AND ACCURATE TITLE SEARCH MIGHT DISCLOSE.

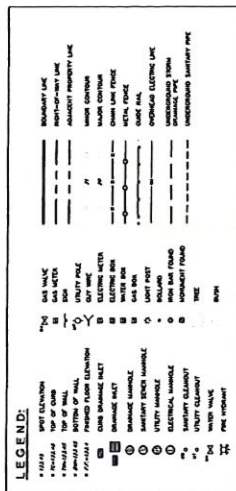
2. BOUNDARY IS BASED ON PLAN ENTITLED, "PLAN OF SURVEY, 35.6 ACRES, S1/4 SEC. 18-1, T.21 N., R.10 E., 1ST 6N. & LAND WITHIN A BOROUGH OF COLLINGSWOOD, CAMDEN COUNTY, NEW JERSEY," PREPARED BY STOUT & CALDWELL ENGINEERS, LLC DATED 04/03/2022.

3. BOUNDARY IS A SUBJECT TO THE IN-2020 RIGHT OF WAY MAPS NOT RECEIVED AT THE TIME OF THE RELEASE OF THIS PLAN.

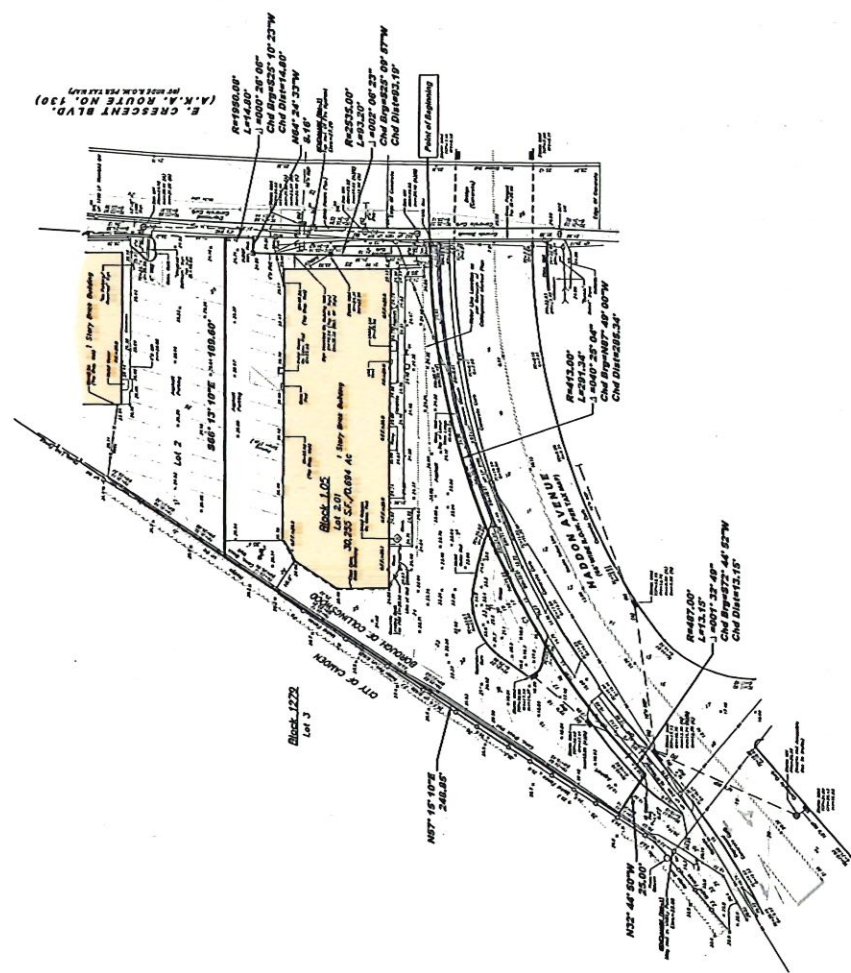
4. GEOLOGICAL INFORMATION SHOWN HEREIN WAS OBTAINED IN THE FIELD BY PERSONA LLYING INFORMATION ON DOCUMENT 7, AND
5. THE HORIZONTAL AND VERTICAL DATA REFLECTED ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS AND ARE NOT BASED ON OLD SURVEYS OR ADJUSTMENT
6. THE SOUTHERLY INDICATED ON THIS PLAN ARE BASED ON GPS OBSERVATIONS AND ARE REFLECTIVE TO THE NEW JERSEY STATE COORDINATE SYSTEM (NAD83)
7. THIS PLAN HAS BEEN PREPARED BY MEANS OF INTERNATIONAL FEET
8. ANY UNDESIGNED UTILITY SHOWN IS BASED ON AVAILABLE GROUND UTILITY
9. THE INFORMATION ON THIS SURVEY IS BASED ON FIELD INFORMATION SUPPLIED BY THE UTILITY COMPANIES, WHICH ARE NOT GUARANTEED TO BE CORRECT BY THE USER. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE INFORMATION PROVIDED BY THE UTILITIES. NO GUARANTEE IS BEING MADE FOR THEIR COMPLIANCE WITH ANY REGULATORY AGENCIES.
10. THIS SURVEY WAS CONDUCTED BY MEANS OF TOTAL STATION AS TO THE EXISTENCE OR NON-EXISTENCE OF ANY UTILITY. THE USER SHALL BE RESPONSIBLE FOR THE STATEMENTS IS BEING MADE ON THIS SURVEY. THE USER SHALL BE RESPONSIBLE FOR THE STATEMENTS IS BEING MADE ON THIS SURVEY. THE USER SHALL BE RESPONSIBLE FOR THE STATEMENTS IS BEING MADE ON THIS SURVEY.
11. THE INFORMATION IS NOT INTENDED TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
12. THIS SURVEY AND THE INFORMATION SHOWN HEREIN IS PROVIDED AS IS AND HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF ACHACZAK & SON, INC. ANY OTHER PARTY PURCHASING ANY OF THE INFORMATION SHOWN HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
13. THE INFORMATION SHOWN HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.
14. THE INFORMATION SHOWN HEREIN IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

1 A PLAN ENTITLED, "PLAN OF SURVEY, 38 E. CRESCENT BLVD., BLOCK 105 - LOT 201, TAX MAP
2 SHEET # LAND SITUATE IN BOROUGH OF COLLINGSWOOD, CAMDEN COUNTY, NEW JERSEY",
3 PREPARED BY RYTOU & CALDWELL ENGINEERS, LLC DATED 06/03/22

1 BENCHMARK = MAG NAIL IN UTILITY POLE, ELEVATION = 22.06.
2 BENCHMARK = TOP NUT OF FIRE HYDRANT, ELEVATION = 27.20.



CONCRETE	CONC.
LIGHT POST	L.P.
UNITY POLE	U.P.
UTILITY	UTL.
WATER VALVE	W.V.
WARRANTY	W.
TELEPHONE	TEL.
FOUND	FOU.
WATER VALVE	W.V.
GAS VALVE	G.V.
FIRE HYDRANT	F.H.
GENERATOR	GEN.
TRANSFORMER	TR.
IRON BAR	IR.
IRON PIN	IR.
NAIL BAR	NA.
NAIL NAIL	NA.



THE USE OF THIS SURVEY IN ITS PRESENT FORMAT IS SUBJECT TO THE STATE BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ADMINISTRATIVE REGULATIONS, TITLE 13, CHAPTER 10, SUBCHAPTER A, SECTION 13-10-31(a). NO PERSON SHALL MOVE A TITLE BLOCK FROM ANY POINT ON A REPRODUCTION OF SECTION 13-10-30(b) WITHOUT THE HANDWRITTEN SIGNATURE OF THE PERSON(S) RESPONSIBLE FOR THE CHANGE AND DATE WHEN SIGNED.

BOUNDARY &
TOPOGRAPHIC SURVEY
PREPARED FOR
LOT 2.01, BLOCK 1.05

SITUATED IN THE
BOROUGH OF COLLINGSWOOD
CAMDEN COUNTY, NEW JERSEY

DATE	01-09-2024	LAST MODIFIED BY	SCALE	PROJECT CLIENT NAME
PROJECT NAME		ORIGINATOR	1" = 30'	21378 00
DATE	01-09-2024	ORIGINATOR	FILE NUMBER	00001

EPA

THOMAS J. EITZ, PLS
1024-01-09
New Jersey • New York • Pennsylvania • Georgia
FRENCH & PARNELLO
ASSOCIATES
FFH@french.com

[illegible]

TRAFFIC IMPACT ASSESSMENT

For

**The Botanist
Acreage Collingswood Dispensary**

Property Located at:

**35 East Crescent Boulevard (US Route 30 & 130)
Block 1.05 – Lot 2.01
Borough of Collingswood, Camden County, NJ**

Prepared by:



**245 Main Street, Suite 110
Chester, NJ 07930
732-681-0760**


**Craig W. Peregoy, PE
NJ PE License #45880**


**Corey M. Chase, PE
NJ PE License #47470**

January 11, 2024

5115-23-04118

www.dynamictraffic.com

Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Marlton, NJ • Newtown, PA • Philadelphia, PA
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL • Annapolis, MD

CWP

INTRODUCTION

It is proposed to renovate an existing building to a cannabis dispensary (The Project) on a parcel of land located at the intersection of East Crescent Boulevard (US Route 30 & 130) and Haddon Avenue/Ferry Avenue in the Borough of Collingswood, Camden County, New Jersey, as shown on Figure 1 in the Technical Appendix. The property is currently developed with an approximately 9,074 square foot building that was formerly occupied by the offices of the "Egbert Express" company. The proposed dispensary will occupy an approximately 3,000 square foot portion of the existing building with the remaining building to be removed. Access and parking are shared with the adjacent "Universal Ballroom" dance studio.

The site is designated as Block 1.05 – Lot 2.01 on the Borough Tax Maps. Access to the site is currently provided via right-in/right-out driveways along East Crescent Boulevard and along the Haddon Avenue Bypass/Ferry Avenue which traverses beneath East Crescent Boulevard. It is proposed to maintain the existing access points to serve the proposed development.

Dynamic Traffic, LLC has been retained to prepare this study to assess the traffic impact associated with the construction of The Project on the adjacent roadway network. This study documents the methodology, analyses, findings and conclusions of our study and includes:

- A detailed field inspection was conducted to obtain an inventory of existing roadway geometry, traffic control, and location and geometry of existing driveways and intersections.
- Projections of traffic to be generated by The Project were prepared utilizing trip generation data as published by the Institute of Transportation Engineers.
- The existing and proposed site driveways were inspected for adequacy of geometric design, spacing and/or alignment to streets and driveways on the opposite side of the street, relationship to other driveways adjacent to the development, and conformance with accepted design standards.
- The parking layout and supply was assessed based on accepted design standards and demand experienced at similar developments.

EXISTING CONDITIONS

A review of the existing roadway conditions near the proposed site was conducted to provide the basis for assessing the traffic impact of the development.

Existing Roadway Conditions

The following are descriptions of the roadways in the study area:

East Crescent Boulevard (US Route 30 & 130) is an Urban Principal Arterial roadway under the jurisdiction of the New Jersey Department of Transportation (NJDOT). In the vicinity of the site the posted speed limit is 45 MPH and the roadway provides two travel lanes in the southbound direction and three travel lanes in the northbound direction, separated by a concrete median. On-street parking is not permitted. East Crescent Boulevard provides a straight horizontal alignment and a relatively flat vertical alignment in the site vicinity. The land uses along East Crescent Boulevard in the vicinity of The Project are primarily commercial.

Haddon Avenue (CR 561) is an Urban Minor Arterial roadway under the jurisdiction of the Camden County. In the vicinity of the site the posted speed limit is 25 MPH and the roadway provides one travel lane in each direction. On-street parking is permitted on the southerly side of the roadway in the site vicinity. The land uses along Haddon Avenue are primarily commercial to the west of East Crescent Boulevard and primarily residential to the east.

Ferry Avenue (CR 603) is an Urban Minor Arterial roadway under the jurisdiction of the Camden County. In the vicinity of the site the posted speed limit is 25 MPH and the roadway provides one travel lane in each direction. On-street parking is not permitted and the land uses along Ferry Avenue are primarily commercial.

Ferry Avenue intersects Haddon Avenue opposite the Haddon Avenue bypass to form a four leg, signalized intersection. The Haddon Avenue bypass provides access beneath East Crescent Boulevard whereas Haddon Avenue itself intersects East Crescent Boulevard providing only right-turn movements to/from the roadway.

FUTURE CONDITIONS

Future Traffic Generation

Projections of existing and future traffic volumes associated with the site development were developed utilizing data as published in the Institute of Transportation Engineers (ITE) publication *Trip Generation, 11th Edition* for Land Use Code (LUC) 712 – Small Office Building for the existing use. For the proposed used, LUC 822 – Marijuana Dispensary was used.

Table I below details a comparison of the traffic volumes associated with the proposed site redevelopment for the critical weekday morning, weekday evening and Saturday midday peak street hours (PSH).

Table I
Existing vs. Proposed Trip Generation Comparison

Land Use	AM PSH			PM PSH			SAT PSH		
	In	Out	Total	In	Out	Total	In	Out	Total
Existing Egbert Express	12	3	15	7	13	20	3	2	5
Proposed Dispensary	17	15	32	29	28	57	44	43	87
Difference	+5	+12	+17	+22	+15	+37	+41	+41	+82

As shown above, the maximum anticipated hourly volume increases by a maximum of only 37 trips during the most critical weekday evening peak hour and by only 82 trips during the Saturday midday peak hour. It should be noted that the number of new trips falls below the NJDOT accepted threshold of a significant increase in traffic of 100 peak hour trips. As such, it is not anticipated that the change in use will have any perceptible impact on the traffic operation of the adjacent roadway network.

SITE PLAN

Site Access and Circulation

The site plan was reviewed with respect to the site access and on-site circulation design. As noted previously, the existing access configuration is to remain with access via a shared driveway on East Crescent Boulevard, separate ingress and egress driveways along Haddon Avenue and cross access with the adjacent property to the north. The existing access configuration will continue to serve the subject property and the adjacent dance studio property. Access to the subject property will have improved functionality by eliminating parking spaces immediately adjacent to the East Crescent Boulevard driveway and by providing a drive aisle to a new parking field in the rear of the building.

Parking

The Collingswood Ordinance sets forth a parking requirement of 1 parking space per 200 square feet for retail sales and services uses. This equates to a parking requirement of 15 spaces for the proposed 3,000 SF dispensary. The site as proposed provides 16 parking spaces which satisfies the requirement. Consequently, the proposed parking supply will be sufficient to support The Project without consideration of the availability of the parking spaces that serve the dance studio building.

It is proposed to provide parking stalls with dimensions of 9'x18', which satisfy the Ordinance minimum requirement of 9'x18'. It should be noted that industry standards recommend stall widths of between 8'9" and 9' and a length of 18' for high-turnover land uses such as The Project, which is met as designed.

FINDINGS & CONCLUSIONS

Findings

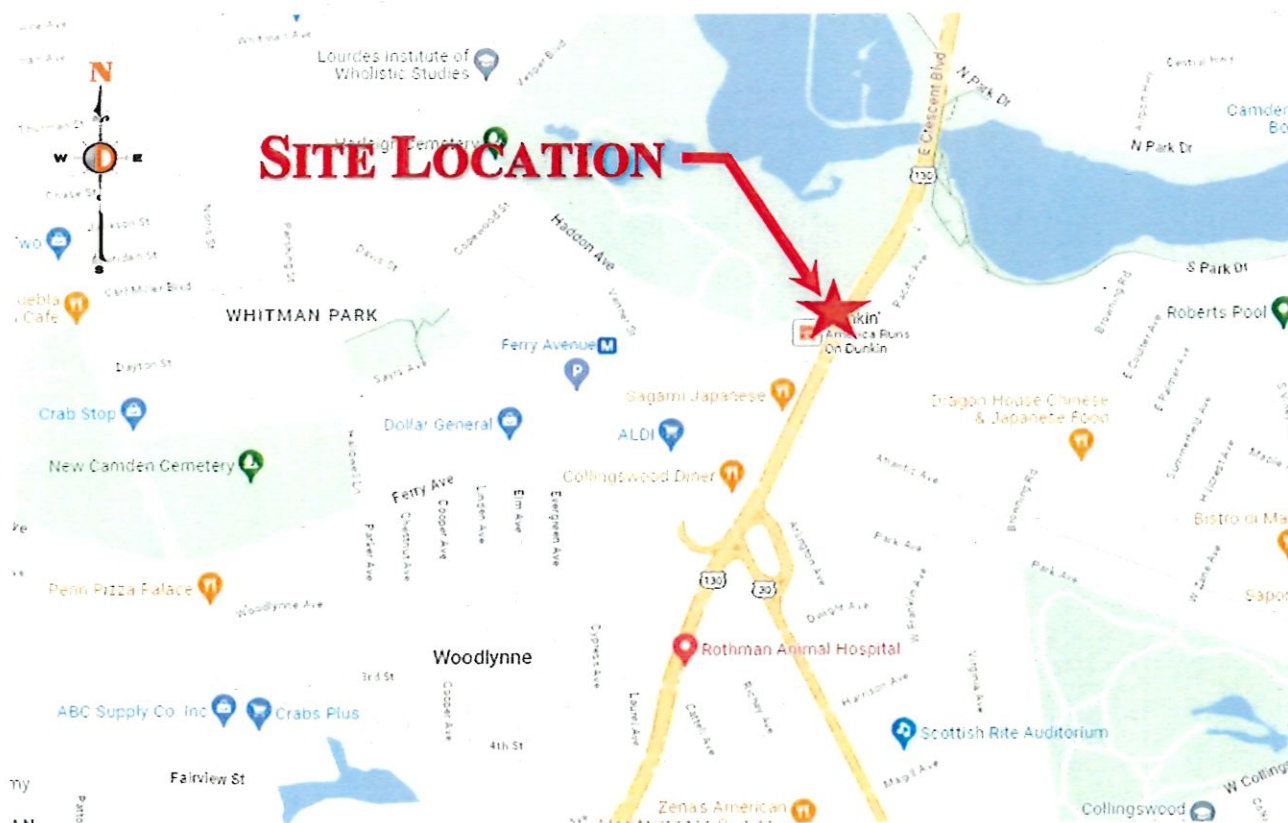
Based upon the detailed analyses as documented herein, the following findings are noted:

- The proposed redevelopment of the site will generate a maximum hourly increase of 37 trips on weekdays and 82 trips on weekends. The magnitude of increase in trip generation falls below the NJDOT definition of a “significant” increase and traffic and the proposed redevelopment will result in negligible, if any, impacts to the operation of the surrounding roadway network.
- Access to the site will be maintained in its existing condition permitting only right-turn ingress and right-turn egress via East Crescent Boulevard and the Haddon Avenue Bypass/Ferry Avenue. Additionally, shared access with the property to the north will remain in place and the parking configuration on the subject property will be improved.
- The proposed parking supply is sufficient to support the projected demand.

Conclusions

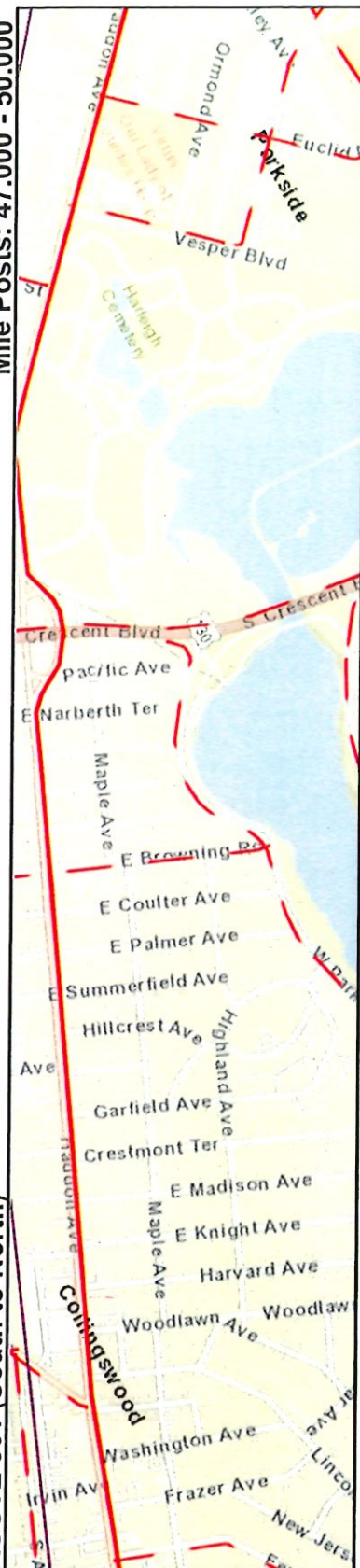
Based upon our Traffic Impact Study as detailed in the body of this report, it is the professional opinion of Dynamic Traffic, LLC that the adjacent street system of the Borough of Collingswood and NJDOT will not experience any significant degradation in operating conditions with the construction of The Project. The site driveways are located to continue to provide safe and efficient access to the adjacent roadway system. The site plan as proposed provides adequate parking to accommodate The Project's needs.

Technical Appendix



Mile Posts: 47.000 - 50.000

ROUTE 561 (South to North)



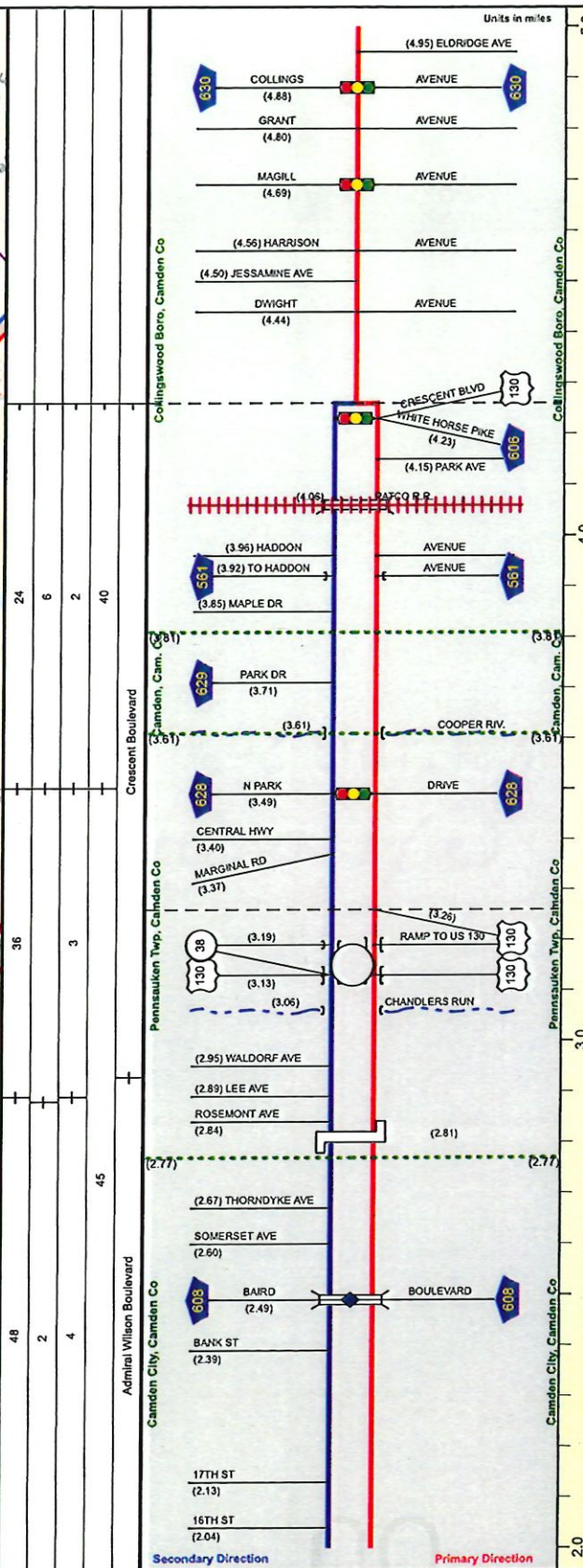
Secondary Direction		Primary Direction	
Interstate Route	287	Interstate Route	287
US Route	22	US Route	22
NJ Route	33	NJ Route	33
County Road	689	County Road	689
Interchange Number	2	Interchange Number	2
Grade		Grade	
Separated Interchange		Separated Interchange	
Traffic Signal		Traffic Signal	
Traffic Monitoring Sites		Traffic Monitoring Sites	
Road		Road	
Underpass		Underpass	
Road		Road	
Overpass		Overpass	
Dyn Meg Sign		Dyn Meg Sign	
Street Name	North Haddon Avenue	Street Name	North Haddon Avenue
Jurisdiction	County	Jurisdiction	County
Functional Class	Urban Minor Arterial	Functional Class	Urban Minor Arterial
Federal Aid - NHS Sy	STP	Federal Aid - NHS Sy	STP
Control Section	STP	Control Section	STP
Speed Limit	25	Speed Limit	25
Number of Lanes	2	Number of Lanes	2
Med. Type	None	Med. Type	None
Med. Width		Med. Width	
Pavement	48	Pavement	48
Shoulder		Shoulder	
Traffic Volume	12,857 (2018)	Traffic Volume	12,857 (2018)
Traffic Sta. ID	705716	Traffic Sta. ID	705716
Structure No.		Structure No.	
Enlarged Views		Enlarged Views	

Date last inventoried: June 2012

SRI = 00000561

US 30 (West to East)

Mile Posts: 2.000 - 5.000



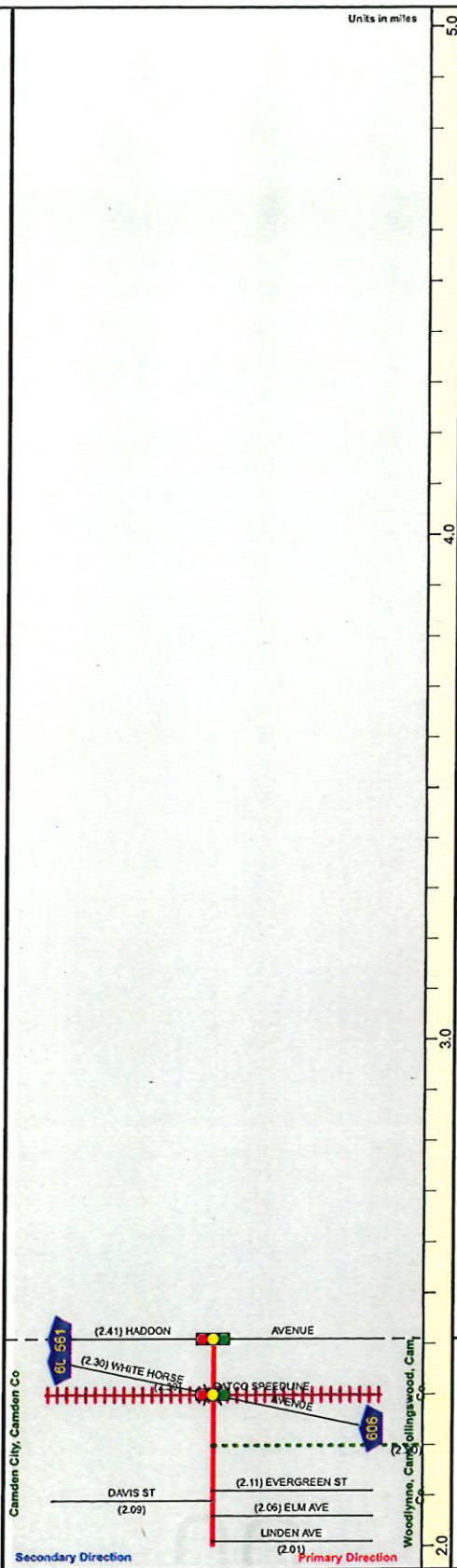
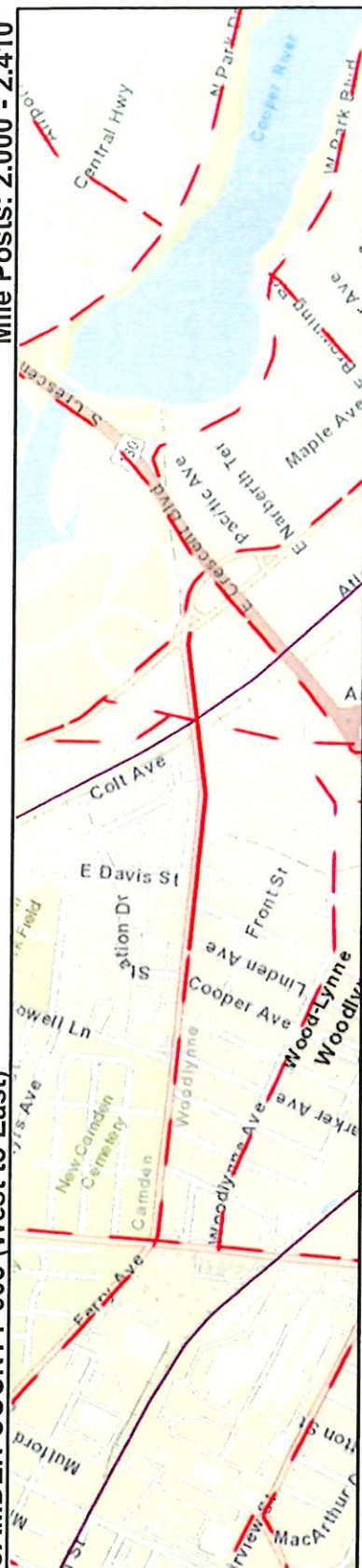
Street Name	Admiral Wilson Boulevard	Crescent Boulevard	Whitehorse Pike
Jurisdiction	Camden City, Camden Co	Camden, Cam. Co	Collingswood Boro, Camden Co
Functional Class	Urban Principal Arterial	N.J.D.O.T.	
Federal Aid - NHS Sy	0406	NHS	
Control Section			
Speed Limit	45	40	30
Number of Lanes	4	3	5
Med. Type	Positive		None
Med. Width	6	4	
Pavement	48		
Shoulder	3		
Traffic Volume			
Traffic Sta. ID			
Structure No.	040156	040153	040152
Enlarged Views	See Enlarged View #15	See Enlarged View #15	
MP 3.26 = Begin Duplic. With US 130 MP 30.48 MP 4.26 = End Duplic. With US 130 MP 29.48			

Date last inventoried: March 2020

SRI = 00000030

CAMDEN COUNTY 603 (West to East)

Mile Posts: 2.000 - 2.410

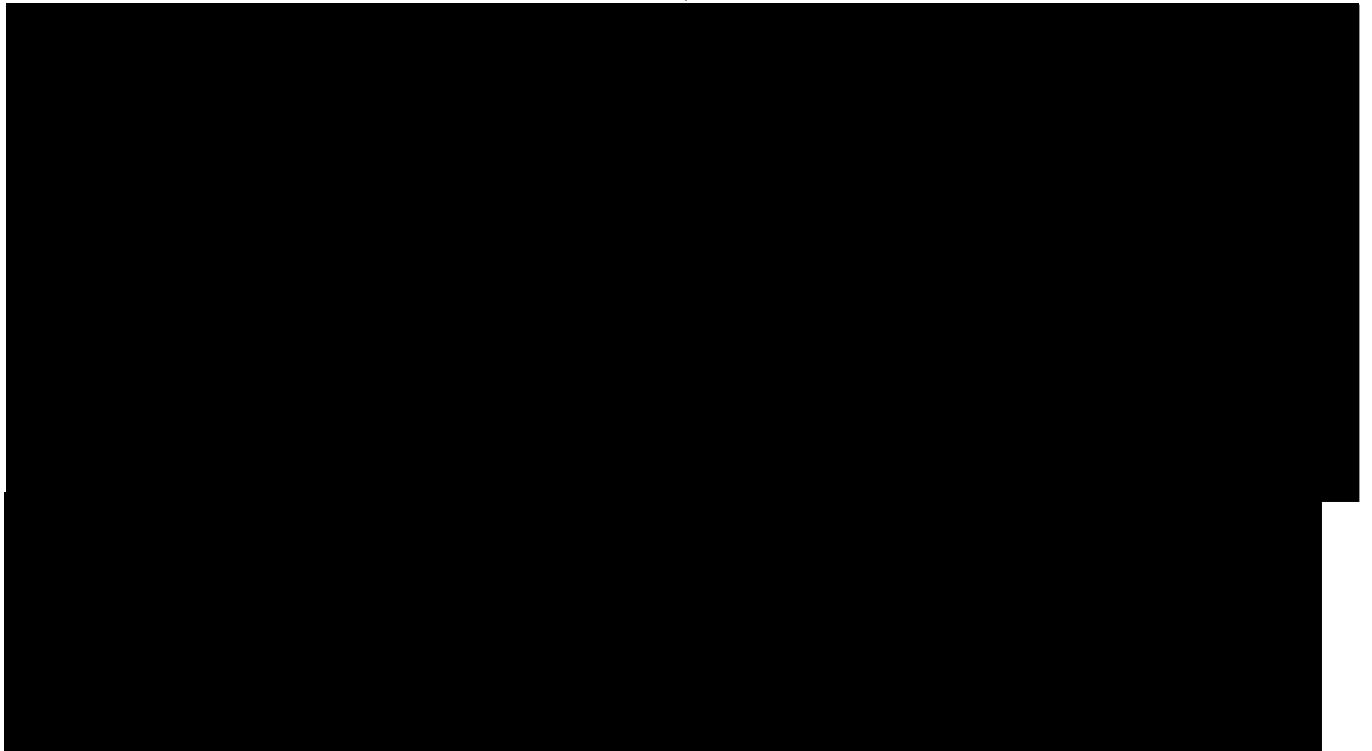
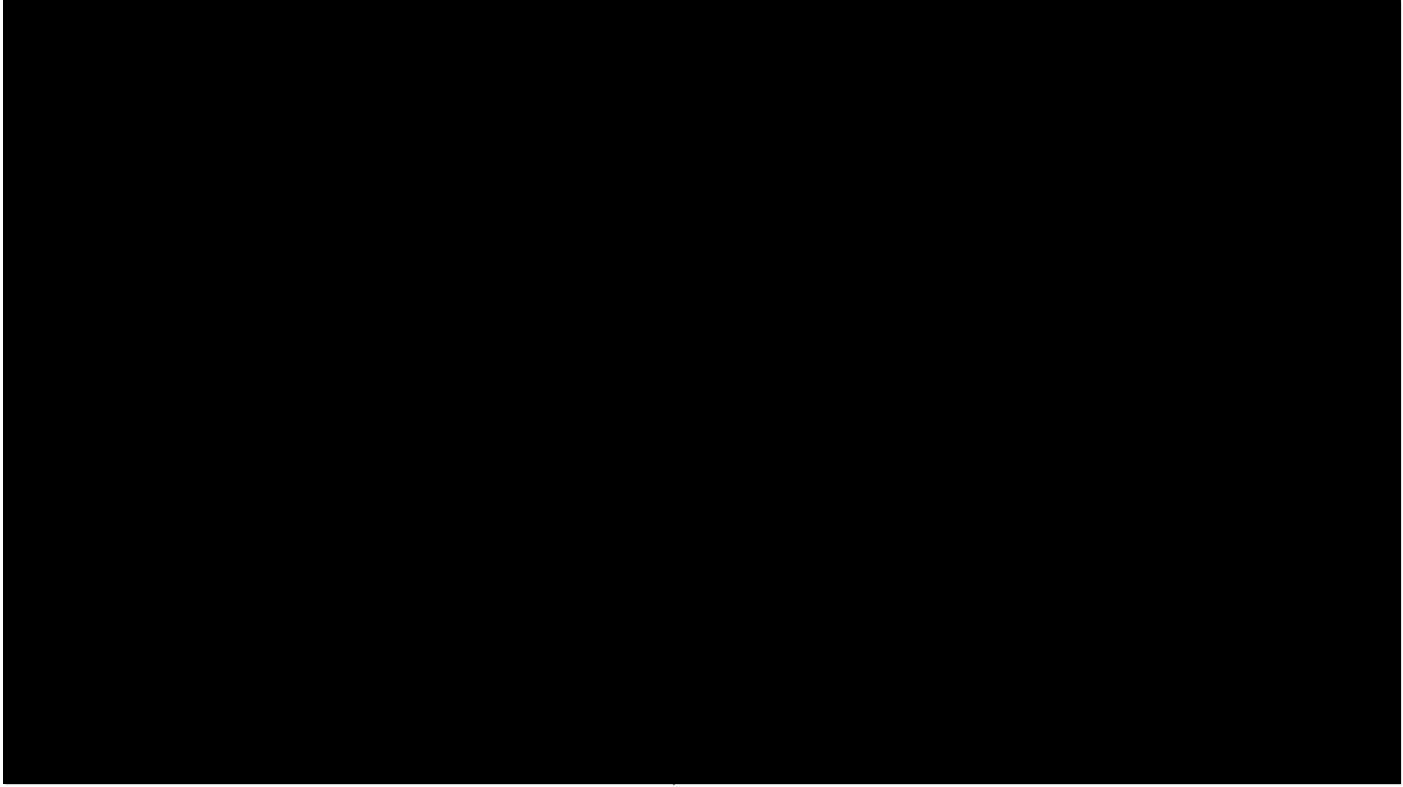


Secondary Direction	Primary Direction
Pavement	Shoulder
Number of Lanes	Speed Limit
Street Name	Interstate Route
US Route	NJ Route
County Road	Interchange Number
Grade	Separated Interchange
Traffic Signal	Traffic Monitoring Sites
Road Underpass	Road Overpass
Dyn Mng Sign	Street Name
Jurisdiction	County
Functional Class	Urban Minor Arterial
Federal Aid - NHS Sy	IM - Transit Term.
Control Section	Speed Limit
Number of Lanes	Med. Type
Med. Width	Pavement
Shoulder	Traffic Volume
Traffic Sta. ID	Structure No.
Enlarged Views	

Date last inventoried: June 2011

SRI = 04000603

SAFETY AND SECURITY PLAN OVERVIEW



[REDACTED]

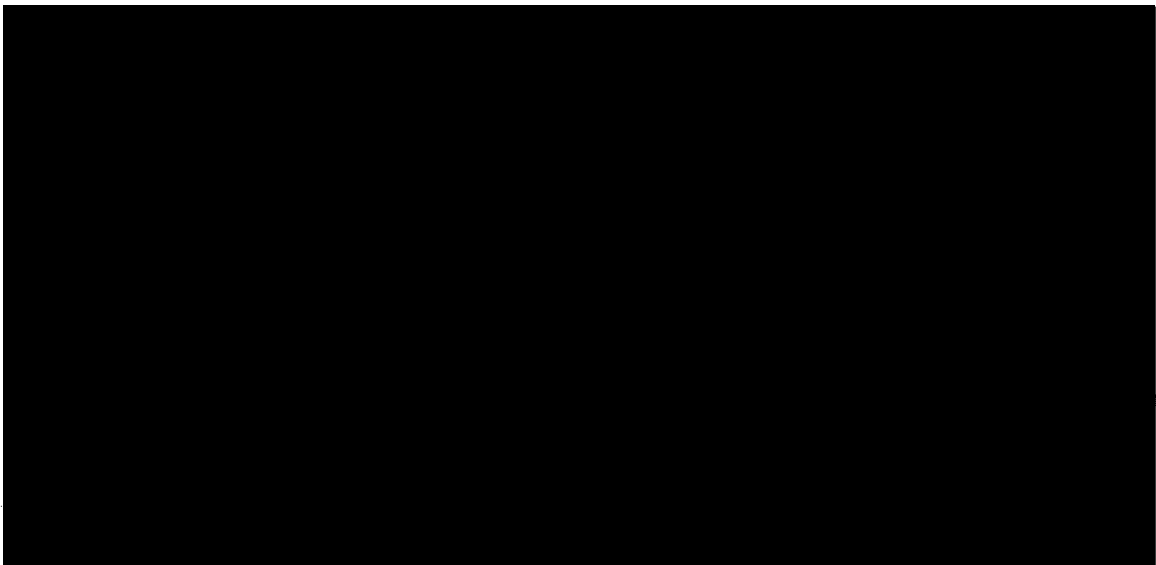
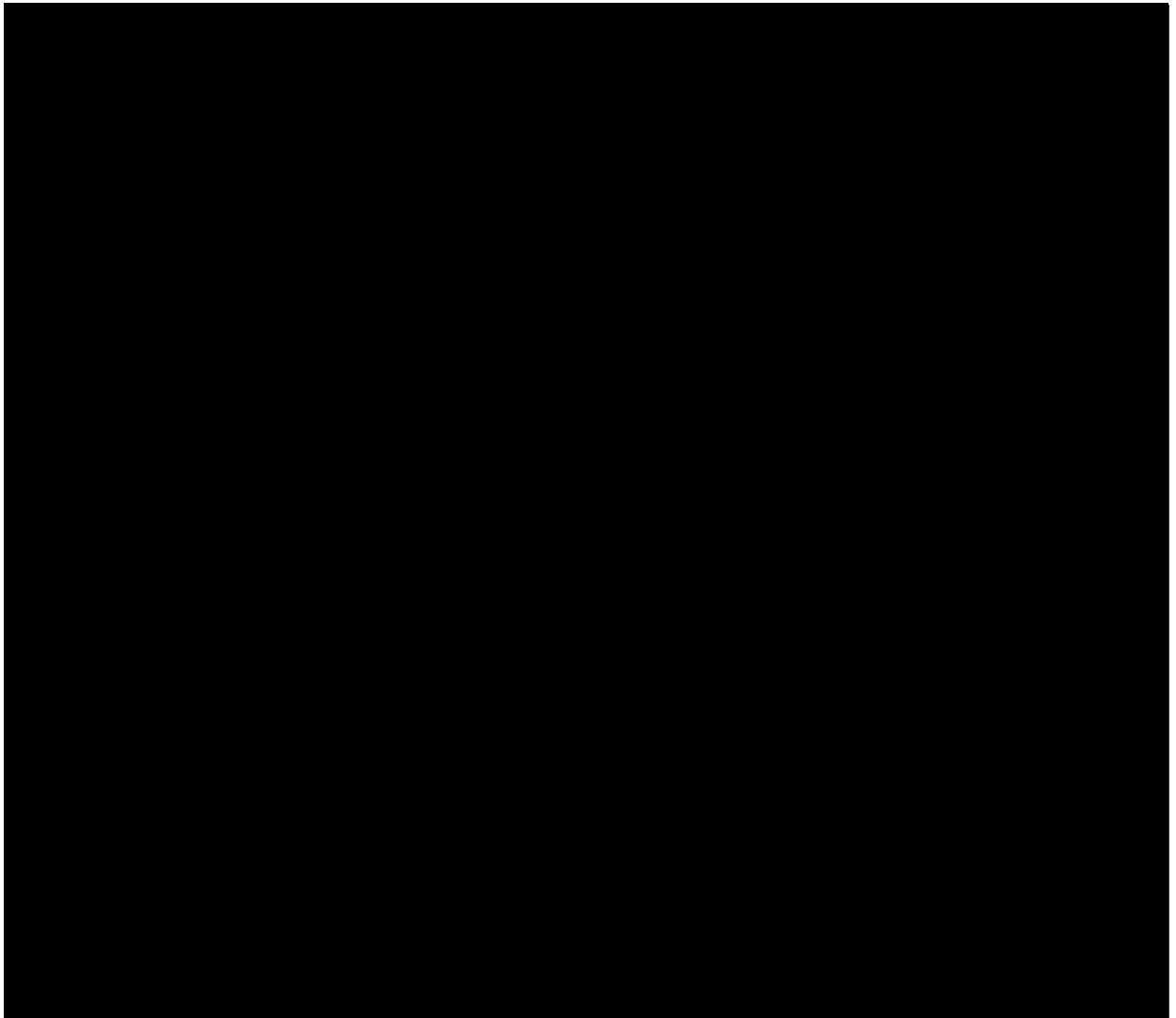
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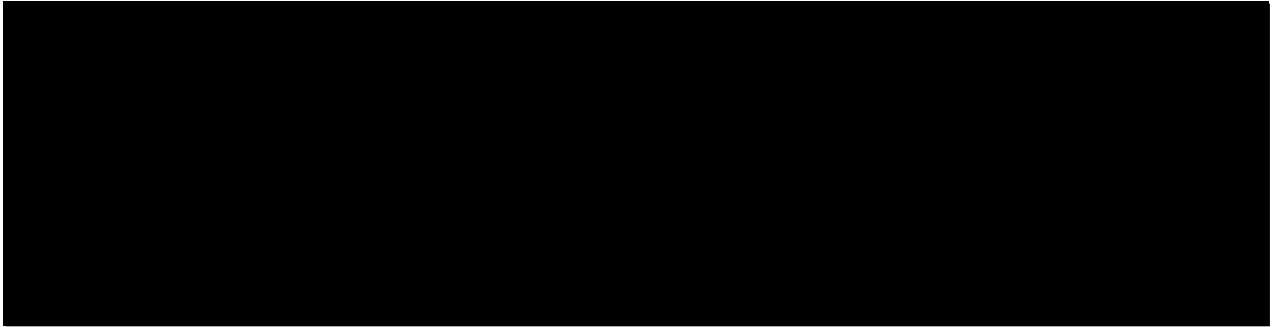
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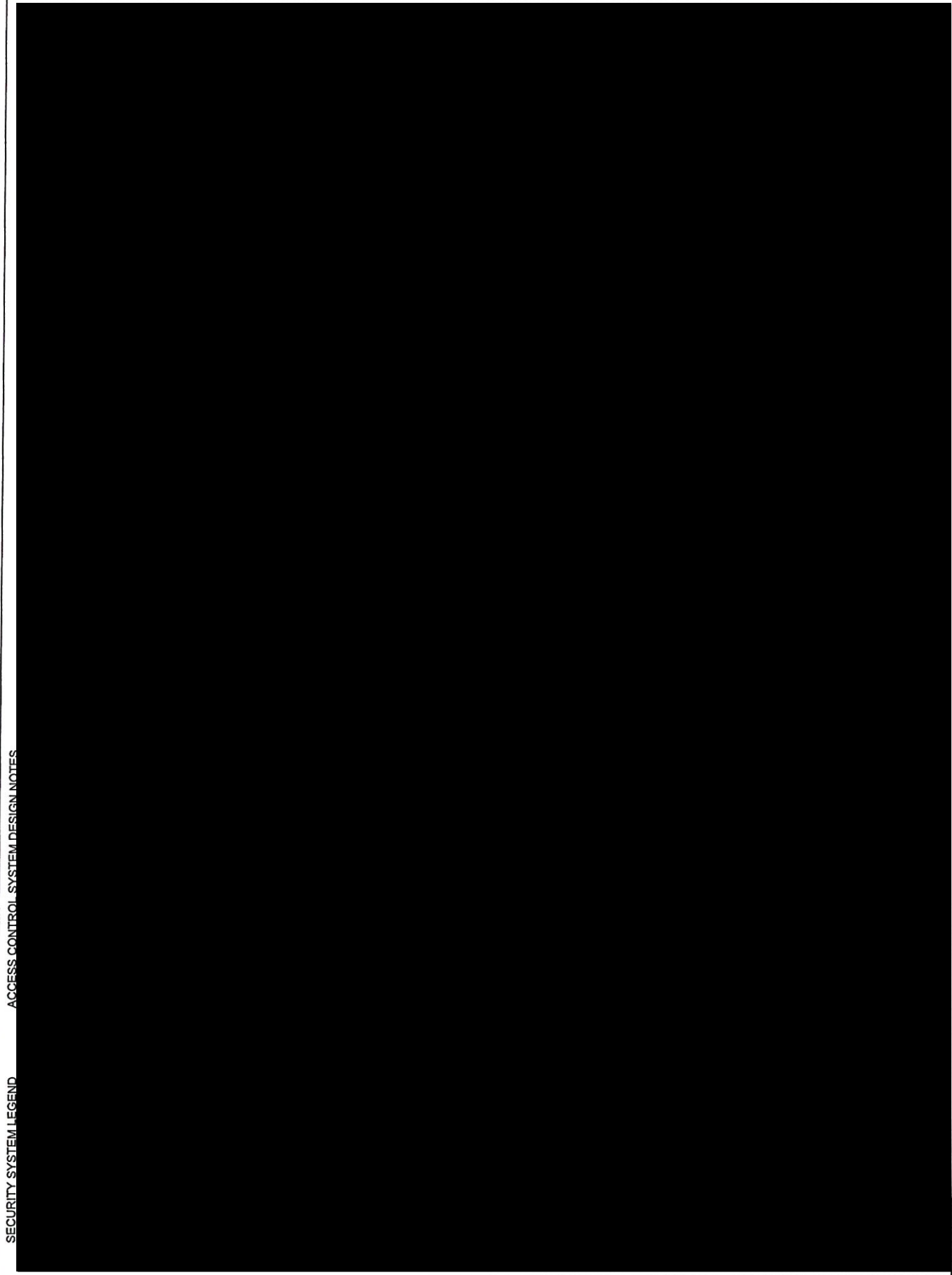
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[REDACTED]



on the





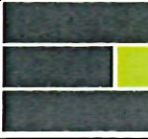
PROJECT:
ACREAGE COLLINGSWOOD
35 EAST CRECENT BLVD
CAMDEN COUNTY, NJ 08103

VECTOR SECURITY, INC.
23 CASEY AVE.
WILKES BARRE, PA 18701



SHEET TITLE:	
SECURITY SYSTEM	
Rev #	Date

PROJECT:	SS1
SCALE:	1/4"=1'
DATE:	01/07/2024
DESIGNED BY:	SS
CHECKED BY:	SS
APPROVED BY:	SS



McGeorge
 Architecture Interiors
 18181 Avenue
 East Greenway, Suite 200
 08110 Camden, NJ
 609.291.2004
 mcgeorge.com



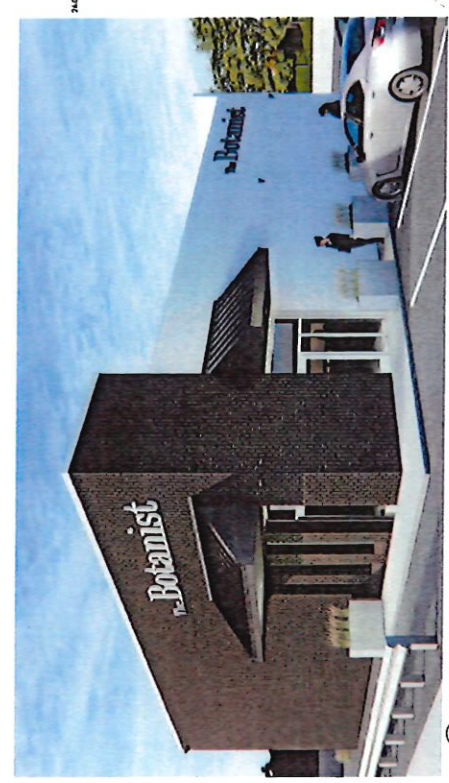
PROJECT
THE BOTANIST
COLLINGSWOOD
35 EAST CRESSENT BLVD
CAMDEN COUNTY, NJ 08103

CLIENT
ACREAGE HOLDINGS INC.
400 LINDENDALE AVE, SUITE 300B
CAMDEN, NJ 08103

DATE	DESCRIPTION	BY	CHKD
12.20.23	REVISED	MM	MM

FIRST FLOOR PLAN,
ARCHITECTURAL
SITE PLAN, LOCUS
MAP & RENDERINGS

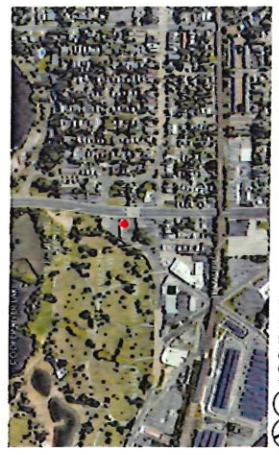
A1.1
SHEET FOR REVIEW



1 EAST GROUND VIEW
SCALE N/A



2 EAST STREET VIEW
SCALE N/A



3 LOCUS MAP
SCALE N/A



4 ARCHITECTURAL SITE PLAN
SCALE N/A

