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INVOICE **334291**
DATE **04/21/2021**
TERMS **Net 30**
DUE DATE **05/21/2021**

| SERVICE | DESCRIPTION | QTY | RATE | AMOUNT |
|-----------|---|-----|-------|--------|
| Legal Ad | Citizen - Land Use Board - Creating Better Days, LLC - Diamond Bits and Blades - May 4, 2021 | 1 | 99.17 | 99.17 |
| Affidavit | | 1 | 35.00 | 35.00 |

BALANCE DUE **\$134.17**

Affidavit from
The Citizen

STATE OF NEW JERSEY }
COUNTY OF MORRIS } ss.:

Priscilla Pulliam, being duly sworn according to law on her oath, deposes and says that she is the accounting clerk of THE CITIZEN OF MORRIS COUNTY, a public newspaper which is published in the County of Morris, and that the notice of which the annexed is a copy, was published in said newspaper on:

4/21/2021



Priscilla Pulliam

Sworn to and subscribed before me this

22 day of April 2021



Diane Howard
Notary Public
New Jersey
My Commission Expires 4/23/2024

Public Notice

**LEGAL NOTICE OF VIRTUAL PUBLIC HEARING
BOROUGH OF ROCKAWAY
LAND USE BOARD**

PLEASE TAKE NOTICE that the Applicant, **Creating Better Days LLC**, and Owner, **Diamond Bits and Blades, LLC**, have applied to the Borough of Rockaway Land Use Board for Use Variance Approval (N.J.S.A. 40:55D-70 d.(1)) and Site Plan Waiver, together with associated Bulk Variances (N.J.S.A. 40:55D-70 c.), waivers, deviations and/or exceptions. Applicant proposes to use approx. 635 sq. ft. of existing store front space in the mixed-use building, for retail sales and services of CBD (Cannabidiol) products, services and related merchandise, together with proposed signage and related site improvements. The subject property is located at **347 East Main Street**, being further known and designated as Lot 12 in Block 24 on the official tax map of the Borough of Rockaway. The subject property is situated in the **GLI General Light Industrial Zone District**.

PLEASE TAKE FURTHER NOTICE that the Applicant requires the following Variances, waivers, deviations and/or exceptions:

1. From the provisions of § 172-76 and § 172-80 of the Zoning Ordinance, which provisions do not permit the proposed use of the vacant space for retail sales and services. This variance is a Use Variance.
2. From the provisions of § 172-5 and § 172-79 of the Zoning Ordinance, which requires a minimum front yard set back of 25', whereas the existing property has frontage on both East Main Street and Route 46. The existing front yard set back from East Main Street is 8.3', and from Route 46 is 9.3', which are both pre-existing, non-conforming conditions.
3. From the provisions of § 172-5 and § 172-79 of the Zoning Ordinance, which requires a minimum side yard set back of 20', whereas the existing side yards are 15.2' and 18.2', and are pre-existing, non-conforming conditions.
4. From the provisions of § 172-5 and § 172-79 of the Zoning Ordinance, which requires a maximum improved coverage of 50%, whereas the existing improved coverage is 86.3%, and is a pre-existing, non-conforming condition.

In addition to the above approvals, Applicant requests that the Application be deemed amended to include and the Board grant any additional approvals, variances, waivers, deviations and/or exceptions determined to be necessary in the review and processing of this Application, whether requested by the Board or otherwise. At the time of Hearing, the Applicant will also request from the Board other approvals, variances, waivers, deviations and/or exceptions which the Board may require as a result of said Hearing. To the extent required by the Municipality, Applicant is also requesting a waiver, or recommendation to the Governing Body for a waiver, by the Board from any requirement for a Developer's Agreement due to the limited nature of this Application.

Due to the COVID-19 pandemic, the Borough of Rockaway Land Use Board will hold and a Public Hearing has been ordered to occur as a virtual meeting using communications equipment consisting of a web-based meeting platform and telephone conferencing as described herein, on **Tuesday, May 4, 2021, at 7:30 P.M.**, or as soon thereafter as the matter may be heard. Any member of the Public, or by agent or attorney, who wishes to participate in the meeting, to present any support or objections which you may have to the granting of this Application, may do so by participating and accessing the following:

Join Zoom Meeting URL
<https://zoom.us/j/96542886086?pwd=c3RHZmczNng0elZ5UHRHS3VzZHpHZz09>
Passcode: 157238
Or iPhone one-tap:
U.S. +1 312 626 6799 , , 965 4 288 6 086 # , , , , * 1 5 7 2 3 8 # or
+16468769923,96542886086#,,,157238#
Or Telephone:
Dial (for higher quality, dial a number based on your current location):
US: +1 312 626 6799 or +1 646 876 9923 or +1 301 715 8592 or +1 408 638 0968 or
+1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799
Webinar ID: 965 4288 6086
Passcode: 157238

International numbers available: <https://zoom.us/j/96542886086>
Prior to the Public Hearing, it is strongly recommended that you visit the Borough of Rockaway's official website at <https://www.rockawayborough.org/> to confirm that the above-referenced Zoom meeting information has not unexpectedly changed. The matter will be heard on the above date or any adjourned date designated by the Board at this Public Meeting without additional notice. In keeping with the Executive Orders signed by Governor Murphy relating to the ongoing COVID-19 pandemic, which mandate staffing reductions and implementation of social distancing, the Municipal Building may be closed or limited to the Public, except by appointment. All documents relating to this Application, including the Application, Reports and Plans ("Application Materials") are on file with the Borough of Rockaway, in the office of Land Use Board/Building Department, at 1 East Main Street, Rockaway Borough, New Jersey, or at such other location as same may be kept. However, any members of the Public interested in accessing and reviewing the Application Materials are instructed to contact the Land Use Board, Colleen Reardon ("Board Secretary"), 1 East Main Street, Rockaway, NJ, (973) 627-8035, or by email, buildingdept@rockawayborough.org, during regular business hours, to obtain access to the Application Materials. In addition, prior to the Public Hearing, the Application Materials are available for the Public's access and inspection online, on the Borough of Rockaway's official website at <https://www.rockawayborough.org/>.

Members of the Public are encouraged to inform the Board Secretary, by telephone or e-mail, at least two (2) days in advance of the Public Hearing of their intention to undertake cross-examination of the Applicant's witnesses or to present documents and/or exhibits, to ensure technological needs are accommodated, and documents and exhibits that will be referenced are available for review by all participants.

EINHORN, BARBARITO,
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