NOTICE OF DECISION
TOWNSHIP OF PARSIPPANY-TROY HILLS PLANNING BOARD
Application No. 26:513

PLEASE TAKE NOTICE that on October 19, 2026 the Planning Board of the Township of Parsippany-Troy Hills (the "Planning Board") adopted a Resolution granting applicant, Troy Hills Club, LLC (the "Applicant"), Conditional Use Approval, together with checklist and completeness waivers, in connection with Application No. 26:513, memorializing the action taken by the Planning Board at its public hearing held on September 14, 2026. Said Resolution corrects and supersedes the memorializing resolution adopted by the Planning Board on September 28, 2026.

The subject property is located at 2880-2900 Route 10, Parsippany, New Jersey, within the shopping center known as Pelican Plaza, and is designated as Block 18, Lot 8 on the Township Tax Maps. The property is situated in the O-T Office Transitional Zone District, in which a Class 5 cannabis retail establishment is a permitted conditional use pursuant to Section 430-213.1A of the Code of the Township of Parsippany-Troy Hills, subject to Chapter 119 of the Code and the conditional use requirements of Section 430-88G.

The Planning Board granted Conditional Use Approval to permit the operation of a licensed Class 5 cannabis retail establishment within an existing tenant space in the existing multi-tenant commercial building on the property, involving interior fit-out only, with no new building, no building addition, and no new parking. The Planning Board found that the application satisfies all applicable conditional use requirements. No variance relief was requested or granted. The approval is subject to the terms and conditions set forth in the Resolution, including compliance with the reports of the Planning Board Planner and Engineer, all representations made on the record, and all other approvals, licenses, and permits required by any board, agency, or entity having jurisdiction, including the Township of Parsippany-Troy Hills and the New Jersey Cannabis Regulatory Commission.

A copy of the Resolution and the Application materials are on file in the Office of the Planning Board, Municipal Building, 1001 Parsippany Boulevard, Parsippany, New Jersey 07054, and are available for inspection by the public during that office's normal business hours, Monday through Friday. Anyone interested in reviewing the Resolution, plans, and related documents may contact the Planning Board Secretary, Nora O. Jolie, at (973) 263-4286 or njolie@parsippany.net.

SENTIENT LAW GROUP, P.C.
By: Manish N. Patel, Esq.
1185 Avenue of the Americas, 3rd Floor
New York, New York 10036
Telephone: (212) 390-1276
Attorneys for the Applicant, Troy Hills Club, LLC