

Checklist

	NJ Articles of Incorporation or NJ Partnership, or
	Other States Articles of Incorporation
	NJ Tax Clearance Certificate
	NJ CRC Annual License Approval Letter, or
	NJ CRC Conditional License Approval Letter
	NJ WR-30 (Quarterly Labor Tax Compliance)
	Resume or
	Proof of Incorporation
	Professional Cannabis Certification, or
	Small Business Entrepreneurship Certification, or
	Higher Education Transcripts, or
	Site Control Documentation (lease, mortgage, document of sale, deed, Binding Letter of Intent)
	Municipal Approval-Government Approval
	Municipal Approvals- Zoning Map
	Municipal Approvals-Zoning Ordinance

Table of Contents

Pages 1-3	NJ Articles of Incorporation & Partnership Examples
Pages 4-5	Other States Articles of Incorporation
Page 6	NJ Tax Clearance Certificate
Pages 7-8	NJ CRC Annual License Approval Letter
Pages 9-12	NJ CRC Conditional License Approval Letter
Page 13	NJ WR-30 (Quarterly Labor Tax Compliance)
Pages 14-16	Resume Examples
Page 17	Professional Cannabis Certification
Page 18	Small Business Entrepreneurship Certification Example
Page 19	Higher Education Transcripts
Page 20	Site Control Lease Example
Page 21	Site Control Mortgage Example
Pages 22-24	Municipal Approval-Government Approval Example
Pages 25-26	Municipal Approvals- Zoning Map Example
Pages 27-39	Municipal Approvals-Zoning Ordinance Example

New Jersey Articles and Certificates of Incorporation

CERTIFICATE OF INCORPORATION

Sample #4

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE
CERTIFICATE OF INC, (PROFIT)

MILBOSE CONSTRUCTION INC
08027079

The above-named DOMESTIC PROFIT CORPORATION was duly filed in accordance with New Jersey state law on 03/03/2009 and was assigned identification number 113809420. Following are the articles that constitute its original certificate.

1. Name: [REDACTED]
 2. Registered Agent: [REDACTED]
 3. Registered Office: [REDACTED]
 4. Business Purpose: [REDACTED]
 5. Stock: [REDACTED]
 6. Effective Date of this Filing is: [REDACTED]
 7. Designation of Shares: [REDACTED]
 8. First Board of Directors: [REDACTED]
 9. Incorporators: [REDACTED]
 10. Main Business Address: [REDACTED]
- Signatures:
[REDACTED]



Sample #4

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE
CERTIFICATE OF INC, (PROFIT)



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Trenton, this 3rd day of March, 2009.

[Signature]

R. David Rousseau
State Treasurer

Certification# 113809420
Verify this certificate at
https://www1.state.nj.us/TYTR_StandngCert/SP/Verify_Cert.jsp

SHORT FORM STANDING

Sample #5

STATE OF NEW JERSEY
DEPARTMENT OF TREASURY
SHORT FORM STANDING

MILBOSE CONSTRUCTION CORPORATION
08027079

I, the Treasurer of the State of New Jersey, do hereby certify that the above-named New Jersey Domestic Profit Corporation was registered by this office on November 2, 2009.

As of the date of this certificate, said business continues as an active business in good standing in the State of New Jersey, and its Annual Reports are current.

I further certify the registered agent and registered office are:

[REDACTED]
14 Grove Street
[REDACTED]



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Trenton, this 16th day of November, 2009.

[Signature]

R. David Rousseau
State Treasurer

Certificate Number: 11576144
Verify this certificate online at
http://www1.state.nj.us/TYTR_StandngCert/SP/Verify_Cert.jsp

Note: Sole Proprietor and Partnership documents are issued by your local county clerk's office. Certificate of Formation and Certificate of Incorporation documents are issued by the State of New Jersey.

CERTIFICATE OF FORMATION

Sample #6

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE
CERTIFICATE OF FORMATION

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey state law on 11/12/2009 and was assigned identification number: [REDACTED], following are the articles that constitute its original certificate.

1. Name: [REDACTED]
 2. Registered Agent: [REDACTED]
 3. Registered Office: [REDACTED]
 4. Business Purpose: [REDACTED]
 5. Members/Managers: [REDACTED]
 6. Main Business Address: [REDACTED]
- Signatures: [REDACTED]



Sample #6

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE
CERTIFICATE OF FORMATION



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Trenton, this 12th day of November, 2009

[Signature]

R. David Rousseau
State Treasurer

Certification# 115730823

Verify this certificate at
https://www1.state.nj.us/TYTR_StandingsCertVVP/eid_Cert.jsp

CERTIFICATE OF FORMATION

Sample #7

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE, BUSINESS GATEWAY SERVICES
CERTIFICATE OF FORMATION

The above-named DOMESTIC LIMITED LIABILITY COMPANY was duly filed in accordance with New Jersey State Law on 12/11/2009 and was assigned identification number 0400044342. Following are the articles that constitute its original certificate.

1. Name: [REDACTED]
 2. The Registered Agent: [REDACTED]
 3. The Registered Office: [REDACTED]
 4. Business Purpose: [REDACTED]
 5. Members/Managers: [REDACTED]
 6. The Main Business Address: [REDACTED]
- Signatures: [REDACTED]

Continued on next page ...



Sample #7

NEW JERSEY DEPARTMENT OF TREASURY
DIVISION OF REVENUE, BUSINESS GATEWAY SERVICES
CERTIFICATE OF FORMATION



IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal at Trenton, this [REDACTED]

[Signature]

John E. McCormac, CPA
Treasurer of the State of New Jersey

New Jersey Partnership Agreements

_____ PARTNERSHIP AGREEMENT LOCATED IN THE STATE OF NEW JERSEY

The signatories below hereby agree to enter into this agreement of partnership on this _____ day of _____, 20_____, (hereafter collectively referred to as the "Partners and separately"). The name of the partnership shall be "_____".

(Check One)

- a _____ Partnership (hereinafter referred to as "the Partnership").

- a _____ Limited Partnership (hereinafter referred to as "the Partnership") _____ shall be the General Partner of the Partnership.

- a _____ Limited Liability Partnership (hereinafter referred to as "the Partnership") _____ shall be the Managing Partner of the Partnership.

IT IS AGREED AS FOLLOWS:

1. **Purpose:** The purpose of the Partnership is to engage in _____ and any other lawful purpose.
2. **Registration:** The Partners shall cause to be filed with the State of New Jersey any required certificates or other documentation reflecting the status of the Partnership as a:

(Check One)

- _____ PARTNERSHIP AGREEMENT
 - _____ LIMITED LIABILITY PARTNERSHIP AGREEMENT
 - _____ PARTNERSHIP AGREEMENT

Colorado and Delaware Incorporation Examples

OFFICE OF THE SECRETARY OF STATE OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,



is a
Corporation

formed or registered on 03/21/1997 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 1 [redacted] 1 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 03/13/2023 that have been posted, and by documents delivered to this office electronically through 03/15/2023 @ 07:42:54 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 03/15/2023 @ 07:42:54 in accordance with applicable law. This certificate is assigned Confirmation Number 1 [redacted] .



Secretary of State of the State of Colorado

*****End of Certificate*****
Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

Example

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF
 DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT
 COPY OF THE CERTIFICATE OF INCORPORATION OF ***Redacted***
 FILED IN THIS OFFICE ON THE TWENTY-FIRST DAY OF JUNE, A.D.
 2018, AT 1:42 O`CLOCK P.M.



A handwritten signature in black ink, appearing to read "JBULLOCK", written over a horizontal line.

Authentication: 203963628
 Date: 08-19-21

6942495 8100
 SR# 20213029422

You may verify this certificate online at corp.delaware.gov/authver.shtml

**New Jersey Tax
Compliance Certification**



State of New Jersey

DEPARTMENT OF THE TREASURY
DIVISION OF TAXATION
3 JOHN FITCH WAY
TRENTON, NEW JERSEY 08695

PHILIP D. MURPHY
Governor

ELIZABETH MAHER MUOIO
State Treasurer

SHEILA Y. OLIVER
Lt. Governor

JOHN J. FICARA
Acting Director

February 3, 2022

M [REDACTED] A, R [REDACTED] J
[REDACTED] COMPUTER CONSULTING
[REDACTED]
WEST MILFORD NJ 07480

**BUSINESS ASSISTANCE OR INCENTIVE
CLEARANCE CERTIFICATE**

Agency: New Jersey Economic Development Authority
Applicant ID: xxx-xxx-457/000

The Director of the Division of Taxation, in accordance with Chapter 101, Laws of N.J. 2007, has reviewed the records of the above Applicant for Business Assistance or Incentive from your agency. This review shows that the Applicant is in compliance with this act.

This certificate indicates the Division of Taxation has no objections to the issuance of said Assistance or Incentive. This certificate does not constitute a waiver of authority to demand resolution of any other deficiencies and delinquencies and shall not prevent further audit or the assessment of additional taxes, penalties, interest or fees as may be provided by law.

This certificate is valid for 180 days from the date of issuance.

John J. Ficara
Acting Director

7
**NJ CRC Annual License
Approval Letter**



State of New Jersey
CANNABIS REGULATORY COMMISSION

P.O. BOX 216
TRENTON, N.J. 08625-0216

PHILLIP D. MURPHY
Governor

SHEILA Y. OLIVER
Lt. Governor

DIANNA HOUEYOU, *Chair*
SAMUEL DELGADO, *Vice Chair*
KRISTA NASH, *Commissioner*
MARIA DEL CID-KOSSO, *Commissioner*
CHARLES BARKER, *Commissioner*
JEFF BROWN, *Executive Director*

March 1, 2018

THE [REDACTED] LLC
[REDACTED] M [REDACTED]
[REDACTED] @gmail.com
[REDACTED] Lane
[REDACTED] 08 [REDACTED]

*Re: FINAL AGENCY DECISION
APPROVAL OF ANNUAL LICENSE APPLICATION*

Dear [REDACTED]:

Congratulations! The New Jersey Cannabis Regulatory Commission (“NJ-CRC”) has approved your application for an Annual Class 5 Cannabis Retailer license to operate an adult, personal-use cannabis business in the State of New Jersey.

This letter serves as written notice that the above-listed entity has submitted complete, accurate, and verifiable information, and the NJ-CRC has approved the entity to operate as a licensed cannabis business. As further explained below, receipt of this letter does not authorize the entity to engage in cannabis activities. Following this written notice of approval, the entity must notify the NJ-CRC within seven (7) business days whether it will accept the license or if it will abandon the license. Details on the Commission’s review of application materials, terms and conditions of Commission approval, and next steps are provided below. Please read the following information carefully; failure to satisfy any requirements may result in penalties levied against the entity, including fines and license suspension, revocation, or renewal denial.

NJ-CRC Review of Application Materials

Pursuant to N.J.A.C. 17:30-7.9(g), the NJ-CRC shall approve a license applicant for an annual license that:

- (1) has submitted a complete annual license application in accordance with N.J.A.C 17:30-7.10;
- (2) has scored sufficiently high to be issued an annual license in accordance with the criteria included in the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1 and 7.10;
- (3) has been deemed qualified to hold an annual license pursuant to N.J.A.C. 17:30-7.11; and

NJ-CRC Licensing inbox at crc.licensing@crc.nj.gov.

Sincerely,

A handwritten signature in black ink, appearing to be 'DH' with a long horizontal stroke extending to the right.

Dianna Houenou
Chairperson
New Jersey Cannabis Regulatory Commission



State of New Jersey
CANNABIS REGULATORY COMMISSION

PHILLIP D. MURPHY
Governor

P.O. BOX 216
TRENTON, N.J. 08625-0216

DIANNA HOUEYOU, *Chair*
SAMUEL DELGADO, *Vice Chair*
KRISTA NASH, *Commissioner*
MARIA DEL CID-KOSSO, *Commissioner*
CHARLES BARKER, *Commissioner*
JEFF BROWN, *Executive Director*

SHEILA Y. OLIVER
Lt. Governor

March 1, 2018

A S
[Redacted]
[Redacted]@gmail.com
Grove Street,
New Jersey [Redacted]

Re: **FINAL AGENCY DECISION**
APPROVAL OF CONDITIONAL LICENSE APPLICATION

Dear A [Redacted] S [Redacted]

Congratulations! The New Jersey Cannabis Regulatory Commission (“NJ-CRC”) has approved your application for a Conditional Class 5 Cannabis Retailer license to operate an adult personal-use cannabis business in the State of New Jersey.

This letter serves as written notice that the above-listed entity has submitted complete, accurate, and verifiable information, and the NJ-CRC has approved the entity for a conditional license. As further explained below, receipt of this letter does not authorize the entity to engage in cannabis activities. Following this written notice of approval, the entity must notify the NJ-CRC within five (5) business days whether it will accept the conditional license or if it will abandon the conditional license. Details on the Commission’s review of application materials, terms and conditions of Commission approval, and next steps are provided below. Please read the following information carefully; failure to satisfy any requirements may result in penalties levied against the entity, including fines and license suspension or revocation.

NJ-CRC Review of Application Materials

Pursuant to N.J.A.C. 17:30-7.2(f), the NJ-CRC shall approve a conditional license application where the applicant:

- (1) has submitted a complete conditional license application in accordance with N.J.A.C. 17:30-7.3 and the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1;
- (2) has scored sufficiently high to be issued a conditional license in accordance with the criteria included in the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1 and 7.3;
- (3) is qualified to hold a conditional license pursuant to N.J.A.C. 17:30-7.4; and

(4) has submitted application fees pursuant to N.J.A.C. 17:30-7.17.

The NJ-CRC Board of Commissioners has determined that the above-referenced entity has satisfied all the criteria.

Terms and Conditions of NJ-CRC Approval

The Commission's approval provided herein is based and conditioned on the information provided in the entity's application materials. As such, the Commission's approval of the entity's application is subject to the terms and conditions explained below. Adherence to the Commission's regulations and the terms and conditions below is an ongoing requirement for licensure as a cannabis business. Failure to adhere to regulations, or failure to satisfy any required terms and conditions set forth below, may result in adverse action taken against the entity, including fines and suspension or revocation of any issued permit or license. The NJ-CRC is authorized to take these enforcement actions pursuant to N.J.A.C. 17:30-20.5.

As a conditional license awardee, you are subject to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization ("CREAMM") Act as well as all regulations implementing the CREAMM Act, set forth at N.J.A.C. 17:30. The NJ-CRC recommends that you familiarize yourself with those sections of the regulation pertaining to conditional cannabis licenses, specifically N.J.A.C. 17:30-7.2 through 7.8. It is your responsibility to ensure the entity understands and complies with all applicable regulations, regardless of whether they are expressly mentioned in this letter.

Acceptance of the license, submission of the conditional license application approval fee, and issuance of the conditional license triggers the beginning of the conditional license phase as established at N.J.A.C. 17:30-7.6. During the conditional license phase, the conditional license holder must (1) establish control of a proposed site; (2) gain municipal approval; and (3) submit a conditional license conversion application. The conditional license phase commences on the date the conditional license is issued to the entity and expires after 120 calendar days. Pursuant to N.J.S.A. 24:6I-36b.(2)(d)(i) the NJ-CRC may extend the conditional license phase of any applicant for an additional 45 calendar days at its discretion. To create better efficiency and to support new businesses, the NJ-CRC will automatically extend the conditional license phase for the above-listed applicant for an additional 45 calendar days so that the conditional license expires after 165 days. The entity may satisfy the conditional license phase and begin the process to convert to an annual license at any time prior to the end of the conditional license phase.

During the conditional license phase, the conditional license holder shall not engage in purchasing, possessing, selling, cultivating, manufacturing, or selling cannabis or cannabis products. N.J.A.C. 17:30-7.6(e). Nor shall the conditional license holder advertise or present itself as being licensed to operate as a cannabis business. Failure to adhere to these restrictions may subject the entity to adverse action by the Commission and may expose the applicant to law enforcement action.

The following activities are permitted during the conditional license phase:

1. The conditional license holder may obtain additional funding by adding new loans or gifts

from new or existing financial sources not listed in the conditional license application. Conditional license applicants are reminded, however, that during the conversion phase, the NJ-CRC may investigate and may conduct probity review of the license applicant, its owners, principals, and related entities and their finances, ownership, and control structure (See N.J.A.C. 17:30-7.7(e)), and conditional license holders are therefore advised to not execute any additional financing agreements that have not been received and reviewed by the NJ-CRC;

2. The conditional license holder may change the proposed location of the cannabis business, and such new location shall be reflected in the conditional license conversion application;
3. The conditional license holder may notify the NJ-CRC of its intention to abandon the license, which will then be returned to the Commission; and
4. The majority share of the ownership interest in the license holder shall remain the same as at the time of license issuance, however:
 - a. An owner or passive investor of the conditional license holder may transfer ownership interest to another qualified party; and
 - b. The conditional license holder may add new qualified owners and principals.

Certain businesses are subject to the following additional restrictions:

1. A Diversely-Owned Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Diversely-Owned business criteria, pursuant to N.J.A.C. 17:30-6.4;
2. An Impact Zone Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Impact Zone Business criteria, pursuant to N.J.A.C. 17:30-6.5;
3. A Social Equity Business conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Social Equity Business criteria, pursuant to N.J.A.C. 17:30-6.6;
4. A Microbusiness conditional license holder shall not make any ownership interest transfer that causes the license applicant to no longer comply with the Microbusiness criteria, pursuant to N.J.A.C. 17:30-6.7; and
5. A conditional license holder shall not violate the limitations on owners and principals, pursuant to N.J.A.C. 17:30-6.8.

Next Steps

Following this written notice of approval, the entity must notify the NJ-CRC within five (5) business days whether it will accept the conditional license, or if it will abandon the conditional license. Acceptance or abandonment of the conditional license must be supplied by a letter from the applicant's listed primary contact, submitted electronically to crc.licensing@crc.nj.gov. Pursuant to N.J.A.C. 17:30-7.5(c), failure of the entity to notify the NJ-CRC of its decision to accept or abandon the license by the specified deadline shall result in the license being deemed abandoned. A conditional license holder may also notify the Commission during the conditional license phase of its intention to abandon the conditional license.

Upon accepting this provisional award, the entity is required to pay any application approval fees

required pursuant to N.J.A.C. 17:30-7.17. The NJ-CRC will email you an invoice that must be paid online using the Commission's licensing portal. If payment is not received within thirty (30) days of accepting this award, the NJ-CRC will email a final notice regarding the unpaid invoice. Failure to pay the required fees within sixty (60) days of accepting this award will result in the award automatically being rescinded and the entity's license being rejected in the online licensing portal.

Prior to the end of the conditional license phase, the applicant must submit an application to convert its conditional license to an annual license pursuant to N.J.A.C. 17:30-7.8. The expiration date for the conditional license will automatically be extended to cover the period of time that an entity's conversion application is pending or under review by the Commission,

If you are getting close to the expiration of the conditional license and wish to have your license extended, you may submit an extension request to the NJ-CRC's Permitting and Licensing Committee by sending a detailed request, along with supporting documentation or evidence, to crc.licensing@crc.nj.gov at least 15 days before the applicable deadline. The Committee cannot extend a conditional license once it has expired or lapsed. Submission of an extension request does not guarantee that you will be granted an extension. Entities are encouraged to avoid last-minute requests by submitting their extension request as soon as the need for an extension becomes apparent. More information on requesting an extension is available at <https://www.nj.gov/cannabis/businesses>.

Again, congratulations on your successful application and thank you for your interest in working with the NJ-CRC to establish a safe and equitable cannabis industry for the state of New Jersey. Should you have any questions regarding this correspondence, please submit your inquiry to the NJ-CRC Licensing inbox at crc.licensing@crc.nj.gov.

Sincerely,



Dianna Houenou
Chairperson
New Jersey Cannabis Regulatory Commission



New Jersey Division of Revenue

On-Line WR30 Filing Service

Revenue

NJBGS

Employee Listing

VIEW ONLY. WR30 was submitted on Friday January 24, 2020, Confirmation # [REDACTED]

DO NOT FILE AS PAPER

Quarter: 4/2019 Taxpayer ID: [REDACTED]-715/000 Name: [REDACTED] HOLDING LLC

Social Security #	Name	Delete	Salary	Base Weeks
[REDACTED] 8767	PATEL NI [REDACTED]	N	\$6,500.00	13
[REDACTED] -3539	PATEL H [REDACTED]	N	\$6,500.00	13
Totals	02		\$13,000.00	26

Return

Help

Resume Examples

- **Cannabis sales and procurement executive with extensive background in the [state] market.** Expertise guiding all facets of retail operations from financial oversight to purchasing, product assortment, supplier management, and quality control. Skilled at building high-performing teams and formulating strategies to drive growth.
- **Founder and operator of one of [state’s] first recreational dispensaries,** helping to guide the industry through a pivotal transition from legacy market to a regulated corporate operation.
- **Well-versed in state-wide legislation pertaining to cannabis production and sales.** Played a key role in advancing the Medical Marijuana Facility Licensing Act in [state] as an advocate and board member.

AREAS OF EXPERTISE

Cannabis Sales | Purchasing & Procurement | Strategic Planning & Implementation | Retail Operations
Team Building & Leadership | Project Management | Regulatory Compliance | Product Quality Control

EXPERIENCE

Co-Founder / National Director, Operations & Sales | COMPANY CONFIDENTIAL 2017 - Present

- Founding member of a cannabis producer and retailer operating three dispensaries across [the state]. Integral in building the company from ground-up to \$20M valuation with several new locations in development.
- Heavily involved in establishment and oversight of operations pertaining to purchasing, sales and marketing, M&A / fundraising, compliance, investment, supplier negotiations, staffing, and store construction.
- Lead sales, procurement, and relationship management with state licensed, local cannabis retailers.
- Partner with real estate professionals to source properties and appropriate licensing for retail and growing facilities.

Key Highlights:

- **Statewide Retail Director** | Served as retail director, controller, and head of procurement for the State, overseeing two cannabis dispensaries. Hired and developed 15+ staff including two senior managers, leading operations related to budgets, product assortment, compliance, finance and accounting, and store construction.
- **Statewide Expansion Team** | Supported rollout of new retail locations across the state through sourcing, strategy development, and contract negotiation. Acted as a liaison to local municipalities in navigating the application process, and helped shepherd the acquisition and purchase of a dispensary in the [metropolitan area].
- **Cannabis MSO Joint Venture** | Spearheaded a joint venture deal with one of the largest, privately held multistate operators (MSO), serving as point person for negotiation of production and employment agreements. Operated one of the first three adult use dispensaries in the state and one of 13 initial dispensaries in the capitol area.

Sales & Strategy Consultant | CANNABIS CONSULTING FIRM 2010 - 2017

- Launched a consulting firm to support young entrepreneurs in bringing their business ideas to market.
- Worked extensively with cannabis startups in the California market. Guided founders through the startup process from operations to finance, tax structure, revenue models, growth projections, staffing considerations, and compliance.
- Advised on development and implementation of business plans, strategies, and benchmarks for growth.
- Worked with underperforming organizations to turnaround financial performance and stabilize balance sheets.
- Helped multiple startups establish a solid foundation to scale within rapidly growing, highly regulated markets.

Senior Director, Sales & Operations | CREATIVE MARKETING AGENCY 2005 - 2010

- Founder and operations lead for a creative agency specializing in digital content and cross-platform campaigns.
- Managed agency operations pertaining to finance and capital raising, staffing, sales, and client management.
- Assembled and led project teams of up to 40 internal and contract staff.
- Launched Clip Cards media platform enabling users to create and share original short videos in an online community.
- Developed a proprietary marketing platform connecting brands with freelance creative talent for campaign work.

EDUCATION

BA, Business Administration | BOSTON UNIVERSITY

Passionate cannabis professional blending extensive food service background with personal experience as a long-term consumer and knowledgeable grower. Currently completing certifications in multiple areas of cannabis production, budtending, and horticulture. Adept at working in heavily regulated, high-growth startup environments. A multi-faceted professional with diverse experience engaging with customers, managing teams, and acting as an individual contributor.

SKILLS

- **Growing & Cultivation** | Deep understanding of the cannabis plant, strains, and nutrient compounds with emphasis on organic growing processes. Includes experience building out small-scale grow rooms and lighting systems.
- **Purchasing & Inventory** | Experienced profit manager who tightly controls operating costs through precision forecasting and hands-on management of purchasing, inventory, and product quality.
- **Cannabis Legislation & Regulation** | Knowledgeable around industry legislation and evolutions impacting statewide cannabis production and sales.
- **Safety & Sanitation** | Extensive experience shaping processes to improve efficiency, safety, and cost efficiency pertaining to the storage and sale of perishable goods.

EDUCATION

CANNABIS TRAINING INSTITUTE (CTI) | *Certifications In:* Budtending, Marijuana 101, Introduction to CBD, Terpenes, Grow Basics, Horticulture (*In Progress*), Cannabis Business (*In Progress*), WA/CO State Safety & Regulations (*In Progress*)

CHICAGO CULINARY INSTITUTE | A.A., Culinary Arts & Science / Restaurant Management

UNIVERSITY OF COLORADO | B.S., Hospitality Management

Certifications in Food Service Safety & Sanitation – State of Illinois | CPR Certified

EXPERIENCE

Owner / Consultant | **COMPANY CONFIDENTIAL** | Chicago, IL 2015 – Present

- Consults with regional food service operators (fine dining, quick service, caterers) to strengthen business operations through revenue planning, staffing, and marketing strategy.
- Partners with business owners to develop menus, train staff, implement systems, and manage costs/expenses.
- Leverages personal network to set up meetings and connect owners with third-party vendors.

Chef Saucier | **COMPANY CONFIDENTIAL** | Chicago, IL 2018 – 2020

- Helped launch the Vernon Hills location of a national restaurant, overseeing back-of-house and production kitchen.
- Supervised all aspects of operations within a high-volume, fast-paced organization producing \$25K in daily sales.
- Managed staff members across multiple shifts, overseeing inventory, sanitation, food quality, and product rotation.
- Ensured readiness for third-party, city, and state health inspector audits with consistent success (98%+).

Director of Catering & Operations | **COMPANY CONFIDENTIAL** | Chicago, IL 2012 – 2015

- Recruited by owner to oversee a second restaurant location and launch of the catering division. Responsible for \$50,000 in weekly sales and a 60-person staff during build-out of the new 20,000 sq. ft. catering facility.
- Grew the catering business to \$10M in annual sales by prioritizing customer service, retention, and relationships.
- Hired and trained the catering sales department. Developed menu, handled costing, and oversaw kitchen operations.
- Managed event logistics from pre-sale through planning and execution to provide a seamless customer experience.

Executive Chef / Owner | **COMPANY CONFIDENTIAL** | Chicago, IL 2001 – 2011

- Launched a private catering and culinary business with an exclusive client base in the greater Chicago area.
- Created personalized catering/event menus with a specialty in food allergies and special dietary needs.
- Supervised a team with responsibility for all safety, sanitation, purchasing, inventory, and production functions.

Team Leader / Executive Chef – Midwest Region | **COMPANY CONFIDENTIAL** | Chicago, IL 1997 – 2001

- Department head and regional trainer for the Prepared Foods team at multiple Chicago area locations.

Professional Cannabis Course Certifications



Higher Education Transcripts

Page 1 of 1 in Undergraduate Record

UNOFFICIAL University at Buffalo Transcript

Name: [REDACTED]
 Student ID: [REDACTED]
 Date Issued: 06/30/2019

Beginning of UNDERGRADUATE Record

Course	Description	Attempted	Earned	Grade	Points
HS 161LR	US History 1	3.000	0.000		0.000
MGA 201LR	Intro to Financial Accounting	3.000	0.000		0.000
Term GPA 0.000 Term Totals 13.000 Earned 0.000 GPA Units 0.000 Points 0.000					
Cum GPA 3.243 Cum Totals 35.000 Earned 22.000 GPA Units 22.000 Points 71.350					
Undergraduate Career Totals					
Cum GPA 3.243 Cum Totals 35.000 Earned 22.000 GPA Units 22.000 Points 71.350					

End of Undergraduate Record

Spr 2019

Course	Description	Attempted	Earned	Grade	Points
ECO 181LD	Intro to Macroeconomics	4.000	4.000	C	8.000
ENG 105LEC	Writing and Rhetoric	4.000	4.000	A-	14.680
MTH 131LR	Math Analysis for Management	4.000	4.000	B-	10.680
PSY 101LEC	Introductory Psychology	3.000	3.000	B+	9.990
TH 199SEM	UB Seminar	3.000	3.000	A	12.000
Course Topic: Shakespeare Found: Rich Method					
Term GPA 3.075 Term Totals 18.000 Earned 18.000 GPA Units 18.000 Points 55.350					
Cum GPA 3.075 Cum Totals 18.000 Earned 18.000 GPA Units 18.000 Points 55.350					

Sumr 2019

Course	Description	Attempted	Earned	Grade	Points
ECO 182LD	Intro to Microeconomics	4.000	4.000	A	16.000
Term GPA 4.000 Term Totals 4.000 Earned 4.000 GPA Units 4.000 Points 16.000					
Cum GPA 3.243 Cum Totals 22.000 Earned 22.000 GPA Units 22.000 Points 71.350					

Fall 2019

Course	Description	Attempted	Earned	Grade	Points
APY 106LEC	Intro Cultural Anthropology	3.000	0.000		0.000
GLY 101LEC	Natural Hazards	3.000	0.000		0.000
GLY 105LAB	Natural Hazards & Climate Change	1.000	0.000		0.000

Site Control-Lease

NEW JERSEY COMMERCIAL LEASE AGREEMENT

I. **The Parties.** This Commercial Lease Agreement ("Agreement") made this _____, 20____ by and between:

Landlord. _____ [Landlord's Name], of
 _____ [Landlord's Street
 Address], State of _____, ("Landlord")

AND

Tenant. _____ [Tenant's Name], of
 _____ [Tenant's Street Address],
 State of _____, ("Tenant"). Collectively, the Landlord and Tenant shall be referred to herein as the "Parties".

The Parties agree as follows:

II. DESCRIPTION OF LEASED PREMISES. The Landlord agrees to lease to the Tenant the following described _____ square feet (SF) of _____ [Type of Space] located at _____ [Property Street Address], State of New Jersey.

Additional Description: _____

Hereinafter known as the "Premises".

III. USE OF LEASED PREMISES. The Landlord is leasing the Premises to the Tenant and the Tenant is hereby agreeing to lease the Premises for the following use and purpose: _____

Any change in use or purpose the Premises other than as described above shall be upon prior written consent of Landlord only.

IV. TERM OF LEASE. The term of this Lease shall be for a period of ____ year(s) ____ month(s) commencing on the ____ day of _____, 20____ and expiring at Midnight on the ____ day of _____, 20____. ("Initial Term")

V. BASE RENT. The net monthly payment shall be _____ dollars (\$_____), payable monthly with the first payment due upon the commencement of the Lease and each monthly installment payable thereafter on the ____ day of each month ("Base Rent"). Rent payment for any period during the term hereon, which is for less than 1 month shall be a pro-rata portion of the monthly rent.

VI. OPTION TO RENEW: (check one)

- Tenant may not renew the Lease.

- Tenant may have the right to renew the Lease with a total of ____ renewal period(s) with each term being ____ year(s) ____ month(s) which may be exercised by giving

Site Control- Mortgage

NEW JERSEY STANDARD PROMISSORY NOTE

On the ___ day of _____, 20___, hereinafter known as the "Start Date", _____ [Borrower's Name] of _____ [Borrower's Mailing Address], hereinafter known as the "Borrower", has received and promises to payback _____ [Lender's Name] of _____ [Lender's Mailing Address], hereinafter known as the "Lender", the principal sum of _____ US Dollars (\$) with interest accruing on the unpaid balance at a rate of ___ percent (%) per annum, hereinafter known as the "Borrowed Money", beginning as of the Start Date in the manner as follows:

1. PAYMENTS: The full balance of this Note, including all accrued interest and late fees, is due and payable on the ___ day of _____, 20___, hereinafter known as the "Due Date".

A. Installment(s). (check the applicable box)

- **LUMP SUM** – Borrower shall pay a lump sum to be made in-full, principal and interest included, of _____ Dollars (\$_____) by the Due Date.
- **INSTALLMENTS** – Borrower shall pay principal and interest in the amount of _____ Dollars (\$) on _____
- a **weekly** basis with any remaining balance payable on the Due Date.
 a **monthly** basis with any remaining balance payable on the Due Date.
 a **quarterly** basis with any remaining balance payable on the Due Date.

LATE FEE - There shall be a late payment fee of _____ Dollars (\$_____) if an installment is not paid on-time along with the default interest due, as described in Section 3, if the Lender does not receive the installment on the due date.

2. SECURITY: (check the applicable box)

- **UNSECURE** – There shall be NO SECURITY provided in this Note.
- **SECURE** – There shall be Property described as _____ hereinafter known as the "Security", which shall transfer to the possession and ownership of the Lender IMMEDIATELY pursuant to Section 6A of this Note. The Security may not be sold or transferred without the Lender's consent until the Due Date. If Borrower breaches this provision, Lender may



Municipal Support- Government Resolutions

Resolution of the City of Jersey City, N.J.

File No. Res. 22-622
 Agenda No. 10.84
 Approved: Aug 17 2022



RESOLUTION PROVIDING LOCAL SUPPORT FOR [REDACTED], LLC TO OPERATE A CLASS 5 RETAIL CANNABIS BUSINESS.

COUNCIL offered and moved adoption of the following resolution:

WHEREAS, pursuant to the provisions of P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act”, the City of Jersey City adopted Ordinance No. 21-053 (as amended), to regulate and tax cannabis businesses with the City; and

WHEREAS, pursuant to N.J.A.C. 17:30-7.1, N.J.A.C. 17:30-7.8, and N.J.A.C. 17:30-7.10 Alternative Treatment Centers (“ATCs”) and applicants for cannabis business licenses (“license-applicants”) need to submit proof of local support in the form of municipal approval as part of either their certification (ATCs) or application (cannabis business license applicants); and

WHEREAS, the Cannabis Control Board has reviewed and considered the applications of [REDACTED], LLC for a Class 5 retail license to operate a cannabis facility in Jersey City; and

WHEREAS, the City Council has determined that it has authorized the type of cannabis business license being sought by the below applicant to operate within its jurisdiction; and

WHEREAS, the City Council has not imposed a limit on the number of licensed cannabis businesses within its jurisdiction, and has therefore determined that the issuance of a license to the below license-applicants by the State Cannabis Regulatory Commission would not exceed any licensing limits; and

WHEREAS, the City Council submits no preferences in regard to licensing and provides the below license-applicant with local support with no particular preference; and

WHEREAS, the Jersey City Cannabis Control Board reviewed the license-applicant’s submission and recommended that the Council provide a governing body resolution in support of the application pursuant to the resolution and report attached hereto; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JERSEY CITY AS FOLLOWS:

1. That the City Council of the City of Jersey City hereby authorizes the issuance of this resolution of local support for the purpose described herein.

Resolution providing local support for [REDACTED], LLC to operate a Class 5 retail cannabis business.

APPROVED AS TO LEGAL FORM

Business Administrator

Corporation Counsel

Certification Required

RECORD OF COUNCIL VOTE – Aug 17														8-0
	AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent		AYE	NAY	N.V.	Absent
RIDLEY	✓				SALEH	✓				DEGISE	✓			
PRINZ-AREY	✓				SOLOMON	✓				RIVERA	✓			
BOGGIANO				✓	GILMORE	✓				WATTERMAN, PRES	✓			

N.V. – (Abstain)

Adopted at a meeting of the Municipal Council of the City of Jersey.

President of Council

City Clerk

Resolution providing local support for [REDACTED], LLC to operate a Class 5 retail cannabis business.

RESOLUTION FACT SHEET -

This summary sheet is to be attached to the front of any resolution that is submitted for Council consideration. Incomplete or vague fact sheets will be returned with the resolution.

Project Manager

Maynard Woodson, Director of Licenses	201-547-5843	MWoodson@jcnj.org
Department	Department of Housing, Economic Development, and Commerce	
Division	Division of Commerce	

Note: Project Manager must be available by phone during agenda meeting (Wednesday prior to council meeting @ 1:00 p.m.)

Meeting	Regular Meeting of Municipal Council - Aug 17 2022
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Purpose

Resolution providing local support for [REDACTED], LLC to operate a Class 5 retail cannabis business
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ATTACHMENTS:

Executed MOU with [REDACTED] and SCORES Reentry Executed MOU with [REDACTED] and Youth Foundation of Jersey City Decades Resolution

Approved by
Thomas Slattery, Attorney
John Metro, Business Administrator

Status:
Approved - Aug 09 2022
Approved - Aug 10 2022

Municipal Support-Zoning Map



City of Newark

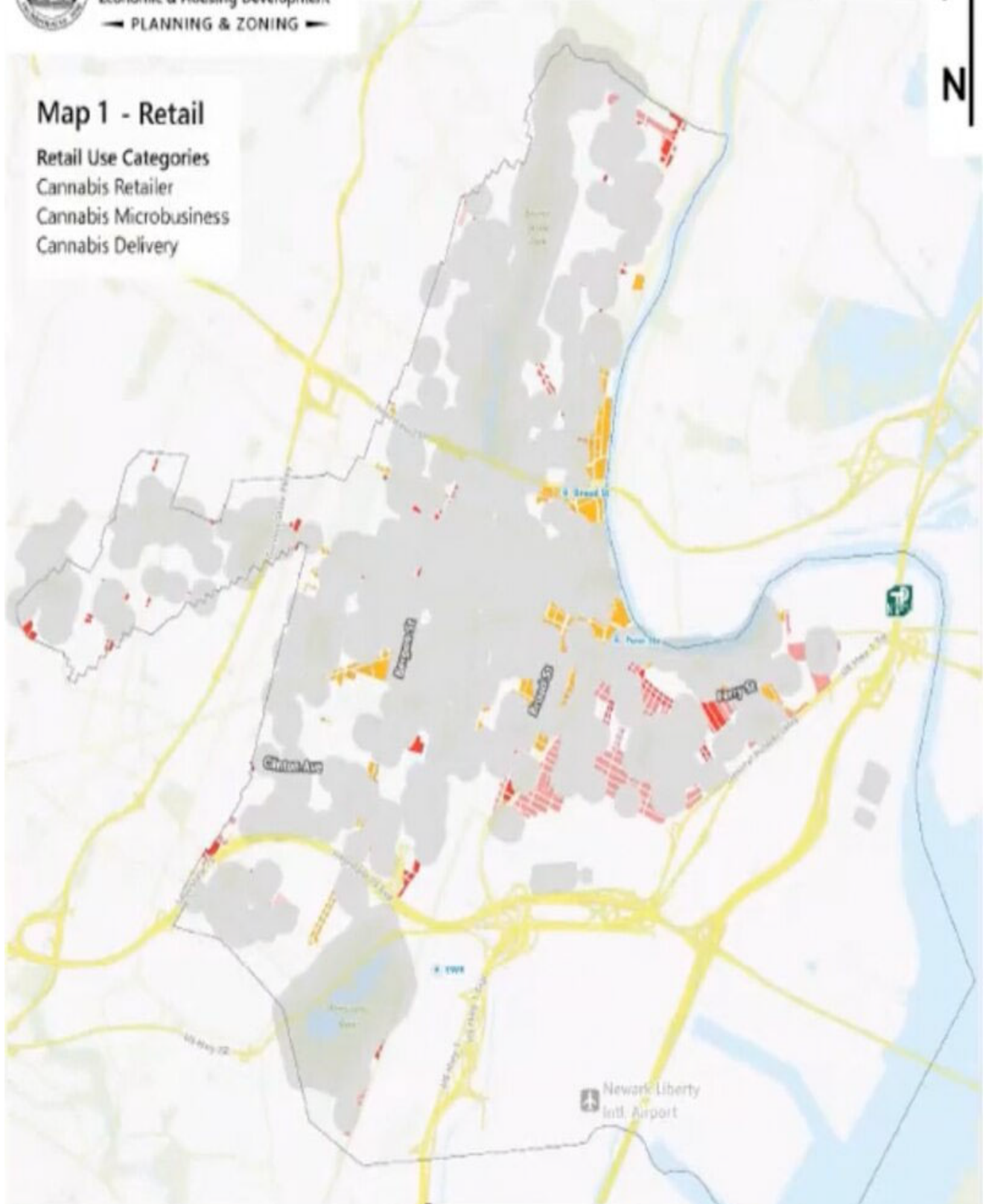
Economic & Housing Development
— PLANNING & ZONING —

Proposed Map for Adult-Use Cannabis - Retail Only
Cannabis Retail Permitted Only in Red and Orange Parcels



Map 1 - Retail

- Retail Use Categories
- Cannabis Retailer
 - Cannabis Microbusiness
 - Cannabis Delivery

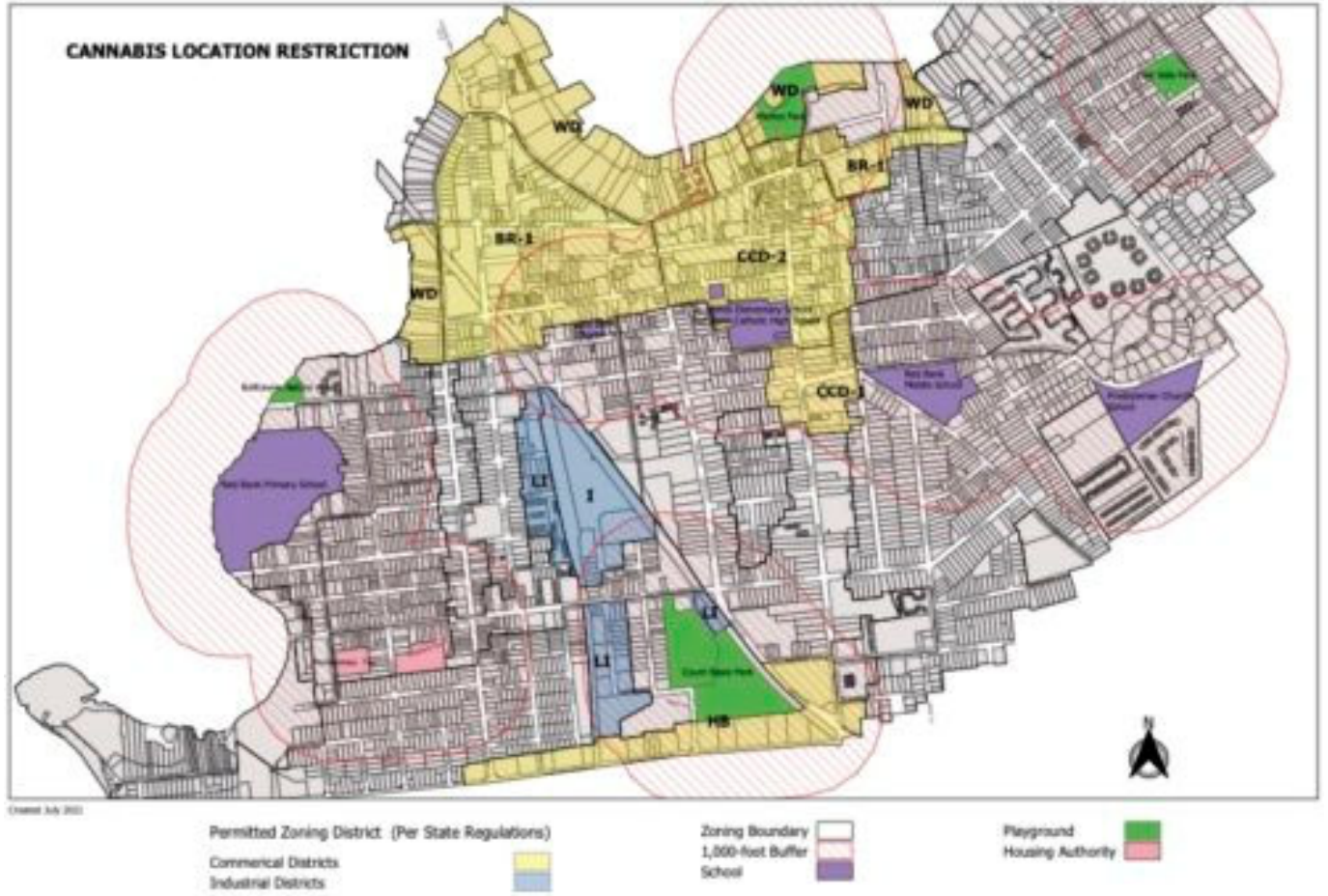


Proposed Zones for Retail Cannabis Uses

- Commercial Zones (C-1, C-2, C-3)
- Mixed-Use Zones (MX-1, MX-2, MX-3)
- Institutional Zoning (INST)

Buffer Distances

Use	Distance
Child Care Centers	500 ft
Primary/Secondary Schools	500 ft
Parks & Open Space	500 ft



Municipal Support-Zoning Ordinance

TOWNSHIP OF CINNAMINSON

ORDINANCE 2021 – 7

AN ORDINANCE OF THE TOWNSHIP OF CINNAMINSON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING PART II, GENERAL LEGISLATION, CHAPTER 525 OF THE TOWNSHIP CODE ENTITLED "ZONING" TO INCLUDE SECTION § 525-81D CONDITIONAL USES, AND TO INCLUDE SECTION § 525-145: CANNABIS ESTABLISHMENTS

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, consisting of:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, Section 3 of the Act defines a "cannabis establishment" as "a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer"; and

WHEREAS, Section 31a of the Act authorizes municipalities to adopt by ordinance regulations governing the number of (1) cannabis establishments, (2) cannabis distributors and (3) cannabis delivery services, except for the delivery of cannabis items and related supplies by a cannabis delivery service based and initiated from outside of the municipality; and

WHEREAS, Section 31a of the Act also authorizes municipalities to adopt by ordinance regulations governing the local licensing endorsement, location, manner and times of operation of cannabis establishments and cannabis distributors, and the location and manner of cannabis delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, Section 31b of the Act authorizes municipalities to prohibit by ordinance the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality, except for the delivery of cannabis items and related supplies by a delivery service based and initiated from outside of the municipality; and

WHEREAS, Section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (i.e., by August 21, 2021); and

WHEREAS, pursuant to Section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again, in 2026, have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating with appropriate approvals within the municipality; and

WHEREAS, in light of the foregoing, this governing body is of the opinion that the adoption of this Ordinance and its immediate implementation are in the best interest of the Township and the health, safety and welfare of its residents and visitors.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Mayor and Township Committee of the Township of Cinnaminson, County of Burlington and State of New Jersey as follows:

Section 1: Adding “§ 525-145 Cannabis Establishment Conditional Use Overlay Zone” to Part II, General Legislation, as follows:

A. Definitions: For purposes of this Chapter, the following definitions shall apply:

Act: P.L. 2016, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act".

Cannabis: All parts of the plants *Cannabis sativa* and *Cannabis indica*, whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with the Act for use in cannabis products as set forth in this act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. "Cannabis" does not include: medical cannabis dispensed to registered qualifying patients pursuant to the "Jake Honig Compassionate Use Medical Cannabis Act," P.L.2009, c.307 (C.24:61-1 et al.) and P.L.2015, c.158 (C.18A:40-12.22 et al.); marijuana as defined in N.J.S.2C:35-2 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L.2001, c.114 (C.2C:35B-1 et seq.), or marihuana as defined in section 2 of P.L.1970, c.226 (C.24:21-2) and applied to any offense set forth in the "New Jersey Controlled Dangerous Substances Act," P.L.1970, c.226 (C.24:21-1 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the "New Jersey Hemp Farming Act," P.L.2019, c.238 (C.4:28-6 et at.).

Cannabis cultivator: Any licensed person or entity that grows, cultivates, or produces cannabis in this State, and sells and may transport this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

Cannabis delivery service: Any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer.

Cannabis distributor: Any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.

Cannabis establishment: A State-licensed cannabis cultivator, manufacturer, wholesaler, distributor, retailer, or delivery service.

Cannabis establishment license, as defined by the Act:

Class 1: Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis.

Class 2: Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items.

Class 3: Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees.

Class 4: Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another.

Class 5: Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers.

Class 6: Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

Cannabis manufacturer: Any licensed person or entity that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

Cannabis retailer: Any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer.

Cannabis wholesaler: Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

B. Conditional Use:

1. Cannabis establishment licenses 1, 2, 3, 4, and 6 shall be conditionally permitted uses within a Cannabis Establishment Overlay Zone in LI Light Industrial and IND Industrial zoning districts identified on the attached map and property list spreadsheet. In addition, cannabis establishment licenses 1 and 2 may include a cannabis establishment license 5 as an accessory use within the same building, but not to exceed 10% or 3,000 SF, whichever is less, of the establishment's total building footprint.

2. Such uses shall be conditioned upon compliance with the following paragraphs C through K of this section, as well as those established and amended by the Cannabis Regulatory Commission.

C. Business Operation Standards

1. There shall be no on-site sales of alcohol or tobacco products, and no on-site consumption of alcohol, tobacco, or cannabis by employees, visitors, and patrons.
2. Prohibition of any retail sales within 200' of residential uses, residential zones, houses of worship, schools, child care businesses, and similar uses.
3. Cannabis establishment licenses 1, 2, 3, 4, and 6 may operate 24 hours a day; however, hours of retail sales shall be limited to 9:00AM through 10:00PM.
4. In addition to those licenses and fees required by the State, the Township Committee shall issue cannabis licenses and fees in accordance with Chapter 334 and other applicable chapters of the Township Code.
5. Cannabis establishments shall not be protected by the Township's § 525-9 Right to Farm provisions.
6. Cannabis establishments shall not be eligible for property tax farmland assessment or State, County, or Township economic incentives, such as tax abatements, exemptions, or agreements, such as a payment in-lieu-of taxes (PILOT).

D. Site Development Standards

1. All cannabis establishment operations shall take place within a permanent building.
2. Cannabis establishments shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any odors generated inside the facility are not detectable by a person of reasonable sensitivity anywhere on adjacent property, within public rights of way, or within any other unit located within the same building as the licensed facility if the use only occupies a portion of a building.
3. Cannabis establishments shall provide for noise mitigation features designed to minimize disturbance from machinery, processing and/or packaging operations, loading, and other noise generating equipment or machinery. All licensed facilities must operate within applicable State decibel limitations.
4. Cannabis establishments shall comply with the IND District design standards in § 525-83.1.

E. Security Requirements: Each cannabis establishment shall:

1. Install, operate, and maintain a safety and security alarm system, including panic buttons, in good working order 24 hours a day, seven days a week.
2. Provide and maintain effective controls and procedures to guard against theft, tampering, and diversion of cannabis including, when appropriate, systems to protect against electronic records tampering. If an establishment becomes aware of any sort of loss, it must immediately notify the Cinnaminson Township Police Department and all other law enforcement officials required by State regulation.
3. Install, operate, and maintain security cameras covering all interior and exterior parking and loading areas, points of entry, and interior spaces which are either open to the public or used for the storage or processing of cannabis products. Footage must be maintained for the duration required under State law. Establishments must provide the Cinnaminson Township Police Department with access to security footage immediately upon request by the Department,
4. Provide and maintain at least one security guard (or more if required by the State) during all times the facility is open to the public. At a minimum, the security guard shall be a State Certified Security Officer whose certification is in good standing.
5. Keep access from outside the premises to a minimum and ensure that access is well lit and controlled and limit entry into cannabis inventory and storage areas to authorized personnel only.
6. Provide law enforcement and any residential and non-residential neighbors within 100 feet of the establishment with the name and phone number of the establishment's security staff contact to notify in case of problems.
7. Prevent loitering of non-authorized individuals to limit the risk of break-ins and thefts.

F. Nuisances

1. With respect to the legal operation of any cannabis establishment, the following is hereby declared to be an unlawful public nuisance:
 - a. Odors which are disturbing to people of reasonable sensitivity who may be residing near or present on nearby property, including areas open to the public.
 - b. Repeated dispatches to the property by law enforcement.
 - c. Disruption to and/or obstruction of the free passage of persons and/or vehicles in the immediate vicinity of the property.
 - d. Any other condition or act which may be deemed a violation of this Chapter.

G: On-Site Signage

1. Cannabis establishment on-site signage shall otherwise comply with the requirements of § 525-115 through 118 and 121.
2. No cannabis establishment shall display signage containing text and/or images intended to promote excessive consumption of legal cannabis products.

H. Off-Site Signage

1. No cannabis establishment shall place or cause to be placed any off-site advertising signage in a Prohibited Area within the Township of Cinnaminson, as defined by this Section, which advertises the establishment and/or directs the public toward the establishment and/or promotes consumption of cannabis products.
2. No advertising signage shall be placed in a Prohibited Area within the Township of Cinnaminson, as defined by this Section, advertising and/or directing patrons to any State licensed cannabis establishment operation, and/or promoting consumption of cannabis products.
3. As used within this Section, a “Prohibited Area” includes:
 - a. Any park, planned unit development, residential, or wildlife preserve zoning district delineated on the Township’s official Zoning Map.
 - b. Any area within 1,000’ of a school, place of religious worship, park, daycare, drug rehabilitation center, or similar facility, regardless of its zoning district delineated on the Township’s official Zoning Map.
 - c. Any area in which, under State and/or Federal law, the sale of intoxicating beverages is prohibited based upon its proximity to a school, place of religious worship, park, daycare, drug rehabilitation center, or similar facility.

I. Cannabis Consumption

1. Public consumption of cannabis, including that prescribed by a licensed clinician in accordance with State regulation, is not permitted unless ingested at a state and locally licensed consumption area. The consumption of cannabis items through smoking, vaping, or aerosolizing is prohibited in all places where tobacco smoking is prohibited under the NJ Smoke-Free Air Act, and any indoor public place as that term is defined in N.J.S.A. 26:3D-57, such as bars, restaurants, and sport venues.
2. It shall be unlawful for any person 21 years of age or older to consume cannabis through other means, (i.e., edibles) in a public place, including any indoor public place as the term is defined in N.J.S.A. 26:3D-57.

J. Violations; penalties; and remedies

1. This section shall be enforced in accordance with § 525-162 and 163.
2. Each day a cannabis establishment remains or continues to operate in violation of this Chapter shall constitute a separate violation, subject to cumulative fines and penalties.
3. Any person or entity violating this Chapter shall be subject to the maximum fines and penalties as provided by N.J.S.A. 40:49-5 and any subsequent amendments to that statute.

SECTION 3: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

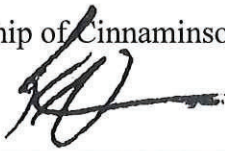
SECTION 4: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provisions, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5: This Ordinance shall take effect after second reading and publication as required by law.

Attest:



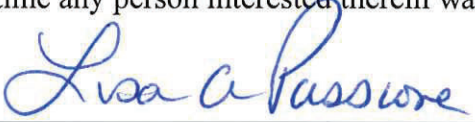
 LISA A. PASSIONE, RMC

Township of Cinnaminson


 MAYOR ALBERT SEGREST

CERTIFICATION

I, Lisa A. Passione, RMC, Clerk of the Township of Cinnaminson, County of Burlington, do hereby certify that the foregoing Ordinance was introduced at the meeting of the Township of Cinnaminson held on June 21, 2021 and thereafter duly advertised in the legal newspaper of the Township at least ten (10) days prior to it being considered for final passage and adoption at a subsequent meeting held on July 19, 2021, at which time any person interested therein was given an opportunity to be heard.



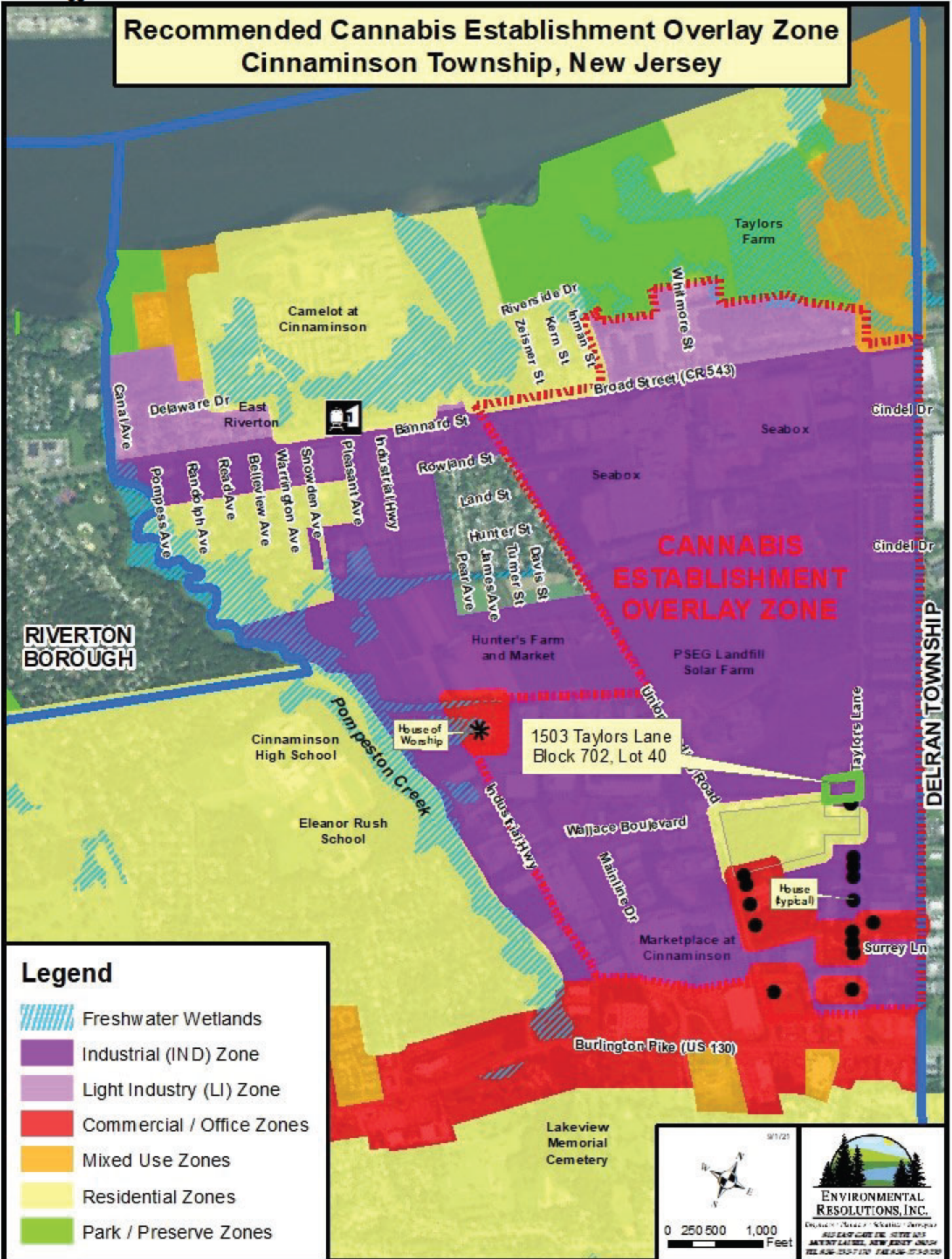
 LISA A. PASSIONE, RMC
 Township Clerk

Block	Lot	Property Location	Zone	Existing Use	Acreage
201	1.01	16/18 Taylors Lane	LI	Farm	21.65
201	1.02	599 Taylors Lane	LI	Commercial	1.07
201	7	2701 Broad Street	LI	Commercial	1.21
201	8	2703 Broad Street	LI	Industrial	1.22
201	9	510 Whitmore Street	LI	Industrial	2.08
202	1	2605-07 Broad Street	LI	Industrial	4.17
202	2	2609-11 Broad Street	LI	Industrial	4.36
202	5	2615 River Road	LI	Industrial	4.79
301	1	424-426 Inman Street	LI	Commercial	0.27
302	1	500 Inman Street	LI	Vacant	0.42
302	2	2601 Broad Street	LI	Industrial	1.69
610	1	1000 Union Landing Road	IND	Industrial	6.21
610	2.01	Union Landing Road	IND	Industrial	6.44
610	2.02	1 Sea Box Drive	IND	Industrial	50.95
610	2.03	602 Union Landing Road	IND	Industrial	7.25
610	3.01	985 Taylors Lane	IND	Vacant	82.15
610	3.02	1001 Taylors Lane	IND	Commercial	13.00
611	1.01	Taylors Lane	IND	Industrial	5.48
611	1.02	1200 Taylors Lane	IND	Industrial	13.57
611.01	1	Taylors Lane	IND	Industrial	4.91
611.01	2	2701 Cindel Drive	IND	Industrial	2.98
611.01	3	1000 Taylors Lane	IND	Industrial	10.69
611.02	1	Taylors Lane	IND	Industrial	8.12
701	1	1300 Taylors Lane	IND	Industrial	5.65
701	4	1350 Taylors Lane	IND	Industrial	3.16
701	5	1400 Taylors Lane	IND	Industrial	3.50
701	6	1450 Taylors Lane	IND	Commercial	4.00
701	11	Taylors Lane	IND	Vacant	2.64
701	13.01	1600 Taylors Lane	IND	Industrial	2.63
701	13.02	1604 Taylors Lane	IND	Vacant	1.97
701	14	1608 Taylors Lane	IND	Vacant	1.71
701	15	1700/02 Taylors Lane	IND	Industrial	2.89
701	17	1704/1800 Taylors Lane	IND	Industrial	3.95
701	20	1800 Taylors Lane	IND	Dwelling	1.32
701	24.01	1 Surry Lane	IND	Commercial	0.57
701	24.03	3 Surry Lane	IND	Commercial	1.14
701	24.07	1808 Taylors Lane	IND	Commercial	0.99
702	1	1505 Taylors Lane	IND	Dwelling	1.53
702	3	1603 Taylors Lane	IND	Commercial	0.85
702	4	1605 Taylors Lane	IND	Commercial	0.85
702	5	1607 Taylors Lane	IND	Dwelling	0.85
702	6	1609 Taylors Lane	IND	Dwelling	0.85
702	7	1701 Taylors Lane	IND	Dwelling	0.85
702	8	1703 Taylors Lane	IND	Commercial	0.85
702	9	1705 Taylors Lane	IND	Dwelling	1.70
702	10.01	2603 Route 130	IND	Commercial	0.65
702	10.02	1707 Taylors Lane	IND	Commercial	2.37
702	10.03	1704 Union Landing Road	IND	Commercial	6.15
702	11	1801 Taylors Lane	IND	Commercial	0.85
702	12	1803 Taylors Lane	IND	Dwelling	0.85
702	13	1805 Taylors Lane	IND	Dwelling	0.85

Block	Lot	Property Location	Zone	Existing Use	Acreage
702	14	1807 Taylors Lane	IND	Dwelling	0.85
702	15	1809 Taylors Lane	IND	Vacant	0.85
702	16	1903 Taylors Lane	IND	Commercial	3.72
702	17	1905 Taylors Lane	IND	Dwelling	0.85
702	18	1907 Taylors Lane	IND	Commercial	0.85
702	19	1909 Taylors Lane	IND	Commercial	0.85
702	24	1900 Union Landing Road	IND	Dwelling	4.56
702	25	1850 Union Landing Road	IND	Industrial	6.85
702	26	1800 Union Landing Road	IND	Dwelling	4.81
702	27	1708 Union Landing Road	IND	Dwelling	0.40
702	28	1700 Union Landing Road	IND	Dwelling	1.02
702	29	1618 Union Landing Road	IND	Dwelling	1.02
702	30	1400 Union Landing Road	IND	Industrial	2.44
702	31	1501 Taylors Lane	IND	Industrial	3.05
702	32	1300 Union Landing Road	IND	Industrial	8.98
702	33	1300 Union Landing Road	IND	Vacant	4.74
702	34	1601 Taylors Lane	IND	Landfill	97.75
702	36	1002 Union Landing Road	IND	Commercial	0.63
702	37	1000 Union Landing Road	IND	Industrial	3.31
702	38	1004 Union Landing Road	IND	Industrial	2.98
702	39	1 Sea Box Drive	IND	Vacant	0.62
702	40	1503 Taylors Lane	IND	Industrial	1.93
703	24.02	2 Surry Lane	IND	Commercial	1.81
703	24.06	4 Surry Lane	IND	Industrial	1.00
703	24.09-26	1902 Taylors Lane	IND	Commercial	1.52
703	27	Taylors Lane	IND	Fire Co. #2	1.32
703	28	1906 Taylors Lane	IND	NJ Am Water	1.21
802	2	2305 Garry Road	IND	Industrial	2.81
802	3	2303 Garry Road	IND	Industrial	3.93
802	4	2301 Garry Road	IND	Industrial	5.06
802	6	2203 Garry Road	IND	Industrial	3.68
802	7	2201 Garry Road	IND	Industrial	5.87
803	1	1401 Union Landing Road	IND	Industrial	1.31
803	3	2311 Wallace Boulevard	IND	Vacant	0.55
803	4	2309 Wallace Boulevard	IND	Vacant	0.55
803	5	2307 Wallace Boulevard	IND	Commercial	0.55
803	6	2303 Wallace Boulevard	IND	Industrial	0.65
803	7	2303 Wallace Boulevard	IND	Industrial	0.78
803	8	Wallace Boulevard	IND	Vacant	0.70
803	9	1303 Union Landing Road	IND	Vacant	2.11
803	10.01	1301 Union Landing Road	IND	Industrial	1.08
803	10.02	1303 Union Landing Road	IND	Industrial	0.74
803	11-13	2304 Garry Road	IND	Industrial	7.29
803	14	2304 Garry Road	IND	Vacant	3.34
803	15	2200 Garry Road	IND	Industrial	4.14
803	17	2100 Garry Road	IND	Industrial	4.40
803	18	1302 Industrial Highway	IND	Vacant	2.70
803	19-20	1402 Industrial Highway	IND	Industrial	3.44
803	21	1404 Industrial Highway	IND	Industrial	1.83
803	22	2101 Wallace Boulevard	IND	Vacant	1.72
803	23	1503 Wallace Boulevard	IND	Vacant	1.11

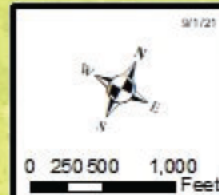
Block	Lot	Property Location	Zone	Existing Use	Acreage
803	24	2105 Wallace Boulevard	IND	Vacant	1.00
803	25	2201 Wallace Boulevard	IND	Industrial	1.00
803	26	2203 Wallace Boulevard	IND	Vacant	1.00
803	27	2205 Wallace Boulevard	IND	Vacant	1.00
804	1	1501 Union Landing Road	IND	Industrial	0.89
804	2.01	Union Landing Road	IND	Commercial	1.96
804	5	2306 Wallace Boulevard	IND	Industrial	1.39
804	7	Wallace Boulevard	IND	Vacant	0.91
804	8	Wallace Boulevard	IND	Vacant	0.64
804	10	2301 Route 130	IND	Commercial	25.68
804	13.02	Union Landing Road	IND	Vacant Twp	4.99
804	14	Union Landing Road	IND	Vacant Twp	5.53
804	15	2202 Wallace Boulevard	IND	Industrial	1.04
804	16	2200 Wallace Boulevard	IND	Vacant	0.82
804	17	1500 Mainline Drive	IND	Commercial	1.00
804	18	1502 Mainline Drive	IND	Vacant	1.00
804	19-20	1504 Mainline Drive	IND	Industrial	2.00
804	27	1505 Mainline Drive	IND	Vacant	1.00
804	28	1503 Mainline Drive	IND	Vacant	1.00
804	29	1501 Mainline Drive	IND	Vacant	1.00
804	30	2102 Wallace Boulevard	IND	Vacant	1.10
804	31	2100 Wallace Boulevard	IND	Vacant	1.00
805	3	1702 Industrial Highway	IND	Commercial	3.08
805	4	1700 Industrial Highway	IND	Industrial	1.56
805	5	1604 Industrial Highway	IND	Industrial	1.72
805	6	1500/1600 Industrial Highway	IND	Industrial	7.32

Recommended Cannabis Establishment Overlay Zone Cinnaminson Township, New Jersey



Legend

-  Freshwater Wetlands
-  Industrial (IND) Zone
-  Light Industry (LI) Zone
-  Commercial / Office Zones
-  Mixed Use Zones
-  Residential Zones
-  Park / Preserve Zones



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