State of New Jersey
CANNABIS REGULATORY COMMISSION
P.O. BOX 216
TRENTON, N.J. 08625-0216

MIKIE SHERRILL
Governor

DR. DALE G. CALDWELL
Lt. Governor

DIANNA HOUENOU, *Chair*
KRISTA NASH, *Vice Chair*
HARRIS LAUFER, *Commissioner*
AMELIA MAPP, *Commissioner*
CHRIS RIGGS, *Acting Executive Director*

February 9, 2026

VIA CERTIFIED AND ELECTRONIC MAIL *to:* [redacted]
Green Oasis Dispensary NJ, LLC
[redacted]

Re: NOTICE OF VIOLATION –**Green Oasis Dispensary NJ, LLC;** INV 10 26

Dear [redacted],

This letter is a Notice of Violation ("Notice"), issued by the New Jersey Cannabis Regulatory Commission ("NJ-CRC") in accordance with N.J.A.C. 17:30-20.4 to Green Oasis Dispensary NJ, LLC ("Green Oasis Dispensary"). An investigation which commenced on December 3, 2025, and remains ongoing as of the date of this Notice revealed Green Oasis Dispensary committed the following violation:

1. **Violation 1: N.J.A.C. 17:30-9.7(b)**- A cannabis business shall maintain a complete and accurate confidential record of all sales of usable cannabis or cannabis products, including the cannabis business to whom the cannabis item is sold, if applicable, and the quantity, variety, form, and cost of the cannabis item.

    1. Such records shall be kept and maintained for four years, either on-premises or at an off-site facility, in written or electronic form.

    2. In order to ensure that individual privacy is protected, a cannabis retailer shall not collect and retain any personal information from consumers other than information typically acquired in a financial transaction conducted by the holder of a Class C retail license concerning alcoholic beverages, as set forth at N.J.S.A. 33:1-12.

2. **Violation 2: N.J.A.C. 17:30-9.10(b)(7)**- At a minimum, each cannabis business shall:

    7. Keep access from outside the cannabis business premises to a minimum and ensure that access is well controlled

3. **Violation 3: N.J.A.C. 17:30-9.10(b)(8)**- At a minimum, each cannabis business shall:
    8. Limit entry into areas where cannabis is held to authorized personnel; and

4. **Violation 4: N.J.A.C. 17:30-14.3(k)**- The cannabis retailer shall collect any tax from a consumer required by the Act and this chapter.

5. **Violation 5: N.J.A.C. 17:30-14.5(a)**- A cannabis retailer shall keep a complete and accurate record of all cannabis item purchases and sales, including deliveries, made to consumers or other cannabis businesses by the retailer or a cannabis delivery service acting on its behalf, including the date of purchase and delivery sale, the cannabis items purchased or sold, and the purchasing or selling entity, and any information required at N.J.A.C. 17:30-14.8(*l*).

On December 2, 2025, at approximately 7:30 a.m., Green Oasis Dispensary's minority co-owner forcibly entered the facility by using a crowbar to pry open the back door. After gaining entry, the minority co-owner accessed the dispensary's vault with a key and removed cannabis product without completing a sales transaction or recording the removal in METRC or in the dispensary's Point of Sales system. The majority co-owner reported the incident to the NJ-CRC at 4:28 p.m. that same day, explaining that she had previously revoked the minority co-owner's access to the dispensary and was unaware he retained a key to the vault. When questioned by an NJ-CRC Investigator, the minority co-owner stated that he conducted a "self-sale." However, NJ-CRC's investigation found no record of such a transaction or any corresponding tax collection. NJ-CRC's investigation further concluded that the dispensary's vault locks and access controls were inadequate.

Within 20 business days of the receipt of the Notice of Violation, Green Oasis Dispensary shall (1) Correct the violation; (2) Notify the Commission, in writing, with a postmark date that is within 20 business days of the date of receipt of the Notice of Violation, of any corrective actions taken to correct the violations, and the date of implementation of such corrective actions.

This Notice of Violation satisfies the NJ-CRC's responsibility to provide five-day notice before any enforcement action shall be taken, as required by N.J.A.C. 17:30-20.5. Green Oasis Dispensary is notified that the above-referenced violations may result in the imposition of civil monetary penalties in accordance with the schedule set forth at N.J.A.C. 17:30- 20.7.

N.J.A.C. 17:30-20.5(a) establishes that: "In response to a violation of any provision of the Act or this chapter, the Commission is authorized to take enforcement action or impose sanctions upon a license holder. Sanctions may include, but are not limited to, civil monetary penalties; suspension, revocation, non-renewal, or denial of a license; referral to State or local law enforcement, pursuant to N.J.A.C. 17:30-20.6, 20.7, and 20.8; or any combination thereof." Corrective action taken by Green Oasis Dispensary does not preclude the NJ-CRC from imposing penalties but may be taken into consideration when considering the penalty to be imposed for each violation. N.J.A.C. 17:30- 20.6(f)(4).

Green Oasis Dispensary has acted in violation of the adult use regulations and the purpose and intent of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act by failing to restrict dispensary access to authorized personnel, failing to maintain complete, accurate, and confidential records of all cannabis product sales, and failing to collect the required taxes on those sales.

The NJ-CRC hereby orders Green Oasis Dispensary to immediately conform its operations with the adult use regulations. The NJ-CRC reserves the right to impose sanctions for these violations.

The NJ-CRC appreciates your expeditious cooperation in this matter. Any questions regarding this

correspondence can be sent via e-mail to your assigned Field Monitor.

Sincerely,



Paul Thomas Urbish, Esq. Director
Office of Compliance and Investigations
New Jersey Cannabis Regulatory Commission

Cc: Dianna Houenou, Chairwoman, NJ-CRC
Christopher Riggs, Executive Director, NJ-CRC
Dave Tuason, Chief Counsel, NJ-CRC
Mario Bellusci Jr., Investigator, NJ-CRC
Kevin Healey, Chief, NJ-CRC