



## MEMORANDUM

**TO:** Cannabis Regulatory Commission Board  
**FROM:** Christopher Riggs, Acting Executive Director  
**SUBJECT:** Cover Memo: Recommendation to Consider Cannabis Business License Awards  
**DATE:** DECEMBER 12, 2024

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### OVERVIEW

On August 19, 2021, the New Jersey Cannabis Regulatory Commission (herein referenced as the “Commission” or “CRC”) adopted rules pursuant to P.L. 2021, C.16 which established the licensure process for cannabis businesses and testing laboratories. N.J.A.C. 17:30-6 through 7 outlines the application process and requirements for both conditional license applicants and annual license applicants. The rules also include the eligibility requirements and limitations for Social Equity Businesses, Diversely-Owned Businesses, and Impact Zone Businesses.

The attached memo from CRC staff outlines the process and recommendations concerning 25 applications for conditional licenses, 18 applications for conditional conversion licenses, and 10 applications for annual licenses. These applications have been reviewed, scored, and are recommended for approval by the CRC Staff.

### RECOMMENDATION

Having reviewed the attached memo and recommended applications, I concur with CRC staff’s recommendations to approve license awards for the listed applications and hereby recommend these applications for approval by the CRC Board of Commissioners. These applications have been reviewed, scored, and are now recommended for approval in accordance with the CRC’s authorizing statutes and regulations and therefore should be approved.



# RECOMMENDATION REPORT

<b>MEETING DATE:</b> 12/12/2024	<b>TOTAL REC. #:</b> 53	<b>REPORT DATE:</b> 11/27/2024
<b>TO:</b>	Cannabis Regulatory Commission Board	
<b>FROM:</b>	Christopher Riggs, Acting Executive Director	

## ***BACKGROUND***

On August 19, 2021, the New Jersey Cannabis Regulatory Commission (herein referenced as the “Commission” or “CRC”) adopted rules pursuant to P.L. 2021, C.16 which established the licensure process for cannabis businesses and testing laboratories. N.J.A.C. 17:30-6 through 7 outlines the application process and requirements for both conditional license applicants and annual license applicants. The rules also include the eligibility requirements and limitations for Social Equity Businesses, Diversely-Owned Businesses, and Impact Zone Businesses.

This memo outlines the process and recommendations concerning 25 applications for conditional licenses, 19 applications for conditional conversion licenses, and 10 applications for annual licenses that have been reviewed, scored, and are recommended for approval by the CRC Staff. The business type breakdown for each application type is as follows:

Conditionals: 25

- Cultivator 7
- Delivery 1
- Manufacturer 7
- Retailer 10

Conversions: 18

- Cultivator 5
- Manufacturer 1
- Retailer 12

Annuals: 10

- Manufacturer 4
- Retailer 6



The governing regulations at N.J.A.C. 17:30-6.1(d) provide that the Commission shall review, score, and approve conditional and annual cannabis business license applications and issue licenses to applicants that receive a full score or greater, and shall have the full authority to establish the priority by which conditional and annual cannabis business license applications and applicants are reviewed, scored, approved, and issued, such that: 1. Social equity businesses, diversely owned businesses, and impact zone businesses always have priority over other license applicants; 2. Conditional license applicants always have priority over annual license applicants; 3. Microbusinesses license applicants always have priority over standard cannabis business license applicants; 4. License applicants given bonus points pursuant to N.J.S.A. 24:6I-36.d(2) have priority over license applicants with no bonus points; and 5. The priority of the review, scoring, and approval of license applications and issuance of licenses is consistent with meeting the market demands of the state, the Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the “Act”) and this chapter.

### ***REVIEW PROCESS OVERVIEW***

To review license applications, the CRC has developed an application review process that aligns with the authorizing statutes, the CRC’s regulations, and the Notice of Application Acceptance. The process includes the following steps:

1. **Priority Assignment** – Applications are assigned to their relevant priority level based on responses to questions on the application. This assignment occurs for all applicants after they submit their applications into the licensing system.
2. **Priority Verification** – Once assigned a priority, the applications are then reviewed to ensure the applicant has submitted the proper documentation to support their priority assignment. If they have submitted the documentation, they remain in queue to be reviewed. This includes a review of any materials submitted to qualify as a Social Equity Business, a Diversely-Owned Business or an Impact Zone Business. If they have not submitted proof to back up their priority designation, the application is marked for rejection and curing.
3. **Completeness Review** – Applications are reviewed for completeness to ensure everything required by the Notice is included in the application. If an application is deemed incomplete, it is marked for rejection and curing.
4. **Scoring** – Applications that have been deemed complete are then scored in accordance with the rubric in the Notice. For conditional license applications, this includes an evaluation of their Business Plan and Management Profile, their Regulatory Compliance Plan, and their Plan to Obtain Liability Insurance. Conditional conversion and annual license applicants need to show they have municipal approval, site control, and have submitted all the required standard operating procedures and other application materials required by the Notice of Application Acceptance and CRC Regulations. Applications receive full points if they pass a measure, and no points if they fail. If an application fails in scoring, it is marked for rejection and curing.
5. **Qualification, Limitations, Financial/Management Agreement Review** – Following scoring, applications that have passed all mandatory measures are then reviewed to ensure they are compliant with:
  - a. N.J.A.C. 17:30-6.8 (Limitations on license holders, owners, principals, pass investors, financial sources, management services contractors and vendor-contractors);
  - b. N.J.A.C. 17:30-6.9 (Management services agreements);
  - c. N.J.A.C. 17:30-6.10 (Financial source agreements); and
  - d. N.J.A.C. 17:30-7.4 (Conditional license holder qualification).
6. **Qualification Review** – License applicants for conditional, conversion, and annual applications are then reviewed for Qualification pursuant to N.J.A.C. 17:30-7.11. To be approved, they also must be cleared by the CRC’s Office



of Compliance and Investigations and deemed qualified to hold a license. This includes a criminal history background check (N.J.A.C. 17:30-7.12) and probity review (N.J.A.C. 17:30-7.13).

7. Quality Control – Any application that is deemed eligible for approval following a qualification review is then given a quality control review to ensure that the determination is accurate.
8. Recommendation to the CRC Board – Applications that pass a quality control check are then recommended for approval to the board.

### ***RECOMMENDATION AND JUSTIFICATION***

It is recommended that the Conditional, Conversion, and Annual applications listed below be presented to the Board of Commissioners for the New Jersey Cannabis Regulatory Commission for award in the designated license class. The below-listed applicants have satisfied the terms of the Notice of Application Acceptance most-recently modified by the Board of Commissioners pursuant to Resolution 2023-137. Each of the below-listed applicants have earned the requisite full scores (or greater) to be awarded a license in their designated application type and license class.

Each of the below-listed applicants have been deemed compliant pursuant to the applicable regulations codified at N.J.A.C. 17:30-6 and 7. The rules also include the eligibility requirements and limitations for Social Equity Businesses, Diversely-Owned Businesses (DOB), and Impact Zone Businesses. A breakdown of those recommended awards follows in the next section.



***PRIORITY BREAKDOWN***

Conditionals:	25	
Social Equity Business	4	
Diversely Owned Businesses		7 (3MBE, 3MWBE, 1WBE)
Impact Zone Businesses		4
Conversions:	18	
Social Equity Business	7	
Diversely Owned Businesses		10 (4MBE, 2MWBE, 4WBE)
Impact Zone Businesses		1
Annuals:	10	
Social Equity Business	2	
Diversely Owned Businesses		7 (2MBE, 1MWBE, 4WBE)

**Note: Disabled Veteran-Owned (“DVOB”), Minority Business Enterprise (“MBE”), Minority and Woman-Business Enterprise (“MWBE”), Women Business Enterprise (“WBE”)**



***LIST: Conditionals***

<b>App ID</b>	<b>Applicant Business Name</b>	<b>Application Type</b>	<b>Priority</b>	<b>DOB Category</b>	<b>Business Type</b>	<b>Business Category</b>
1330	Alltechneeds Corporation	Conditional	1A		Cultivator	Microbusiness
11521	Blazin Buddiez	Conditional	1A		Cultivator	Microbusiness
14883	Dank the Bear	Conditional	1A		Retailer	Microbusiness
15359	Victorious Gardens LLC	Conditional	1A		Retailer	Microbusiness
13467	Global Grown Inc.	Conditional	2A	MWBE	Cultivator	Microbusiness
13898	Get It All Delivery	Conditional	2A	MBE	Delivery	Microbusiness
13772	Global Grown Inc.	Conditional	2A	MWBE	Manufacturer	Microbusiness
13465	Collective Beleaf LLC	Conditional	2A	WBE	Retailer	Microbusiness
7508	Flower Town LLC	Conditional	2B	MBE	Retailer	Standard
12686	Canna Bloom Corporation	Conditional	2B	MWBE	Retailer	Standard
13186	Friendly Uncle Bob LLC	Conditional	2B	MBE	Retailer	Standard
4674	Anything Else LLC	Conditional	3A		Retailer	Microbusiness
14108	High Grade Farms LLC	Conditional	3B		Cultivator	Standard
15057	High Grade Farms LLC	Conditional	3B		Manufacturer	Standard
11162	Dr. Nugz	Conditional	3B		Retailer	Standard
14451	Hi Cannabis LLC	Conditional	4B		Cultivator	Standard
10755	Canna Source LLC	Conditional	4B		Manufacturer	Standard
13695	Hashery LLC	Conditional	4B		Manufacturer	Standard
14450	Hi Cannabis LLC	Conditional	4B		Manufacturer	Standard
14448	Hi Cannabis LLC	Conditional	4B		Retailer	Standard
14968	Fresh Frozen Factory LLC	Conditional	5B		Cultivator	Standard
15034	Fresh Start Farmers	Conditional	5B		Cultivator	Standard
14966	Fresh Frozen Factory LLC	Conditional	5B		Manufacturer	Standard
15076	Fresh Start Farmers	Conditional	5B		Manufacturer	Standard
14400	High Horse Dispensary LLC	Conditional	5B		Retailer	Standard



*Conversions:*

<b>Conversion App ID</b>	<b>Applicant Business Name</b>	<b>Application Type</b>	<b>Conditional App ID</b>	<b>Priority</b>	<b>DOB Category</b>	<b>Business Type</b>	<b>Business Category</b>
4972	Happy Kola Brands, LLC	Conversion	3252	1C		Cultivator	Microbusiness
10757	The Number Spot Inc	Conversion	3652	1C		Retailer	Microbusiness
10780	Liberty City Weed Deliveries	Conversion	2119	1C		Retailer	Microbusiness
11021	Memes Danckk World	Conversion	2452	1C		Retailer	Microbusiness
2864	Legacy Leaf	Conversion	1985	1C		Retailer	Microbusiness
5552	Premium Dispensary LLC	Conversion	1706	1C		Retailer	Microbusiness
9921	Green Eyed Chief	Conversion	4145	1C		Retailer	Microbusiness
9649	A Grow Culture LLC	Conversion	2008	2C	MBE	Cultivator	Microbusiness
11526	Organic Fusion LLC	Conversion	3477	2C	MBE	Retailer	Microbusiness
8471	BUKU Culture LLC	Conversion	1943	2C	MWBE	Retailer	Microbusiness
9268	Tangerine Tree Dispensary LLC	Conversion	1466	2C	WBE	Retailer	Microbusiness
11692	Greenway Systems LLC	Conversion	5083	2C	WBE	Cultivator	Standard
2107	GTE LLC	Conversion	1106	2C	MBE	Cultivator	Standard
10785	Greenway Systems LLC	Conversion	2183	2C	WBE	Manufacturer	Standard
10920	INSA Middle Township LLC	Conversion	4747	2C	MBE	Retailer	Standard
11834	Salus Wellness	Conversion	2483	2C	WBE	Retailer	Standard
7794	Bridgeton Cannabis	Conversion	1585	2C	MWBE	Retailer	Standard
11211	Proper Releaf LLC	Conversion	1838	3C		Cultivator	Microbusiness



***Annuals:***

<b>App ID</b>	<b>Applicant Business Name</b>	<b>Application Type</b>	<b>Priority</b>	<b>DOB Category</b>	<b>Business Type</b>	<b>Business Category</b>
10063	Boutique Gardens	Annual	1D		Manufacturer	Micro
8877	Denver Cole Farms New Jersey, LLC	Annual	1E		Manufacturer	Standard
12755	HZY Goods LLC	Annual	2D	WBE	Retailer	Microbusiness
6579	City Farm LLC	Annual	2D	WBE	Retailer	Microbusiness
10801	Capitol Extracts NJ LLC	Annual	2E	MBE	Manufacturer	Standard
2733	GTE NJ	Annual	2E	MBE	Manufacturer	Standard
13136	Gas & Grass LLC	Annual	2E	WBE	Retailer	Standard
9825	Star Leaf Dispensary LLC	Annual	2E	MWBE	Retailer	Standard
2893	Atlantic License Development, LLC	Annual	2E	WBE	Retailer	Standard
7387	Root 22 Dispensary LLC	Annual	5E		Retailer	Standard





***REVIEW AND QUALITY CONTROL CONFIRMATION***

The licensing review and investigative process for each of these applications was completed, as required, in the Office of Licensing and the Office of Compliance and Investigations. Quality control review was completed by Counsel’s Office on November 12, 2024.

***RECOMMENDATION SUMMARY***

The 25 conditional, 18 conversion, and 10 annual applications listed above have been deemed compliant with their priority designation, deemed complete, and scored for potential approval. They have also been reviewed for license-holder qualification provisions, for license-holder limitations, and any proposed financial source or management services agreements have received an initial review. All recommended awards have been deemed qualified to hold a conditional or annual license following this review, probity and criminal history background check, if applicable.

CRC staff have determined that these license applications are eligible for approval by the CRC. Therefore, CRC staff recommend the CRC Board approve these applications for licenses.

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Director of Licensing  
Megan Tagliaferri

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Director of Compliance and Investigations  
Paul Urbish

Approved by:

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Dave Tuason  
Chief Counsel



## ATTACHMENT A

### BACKGROUND AND OVERVIEW OF LICENSURE PROCESS

On August 19, 2021, the New Jersey Cannabis Regulatory Commission (“Commission” or “CRC”) adopted rules pursuant to P.L. 2021, C.16 which established the licensure process for cannabis businesses and testing laboratories. N.J.A.C. 17:30-7 outlines the application process and requirements for both conditional license applicants and annual license applicants.

The rules require the CRC to issue a Notice in the New Jersey Register that includes the application requirements for conditional and annual license applications. That Notice must include:

- Measures by which the license applicant will be scored;
- Maximum scores for each individual measure; and
- The total score required for a license applicant to be approved for a license.

On November 9, 2021, the CRC adopted a Notice of Application Acceptance in accordance with N.J.A.C. 17:30, Subchapters 6 and 7. That Notice was announced and approved at the CRC’s November 9, 2021, public meeting, posted on the CRC’s website, distributed to the CRC’s email list, and was published in the New Jersey Register on December 6, 2021.

The Notice of Application Acceptance was updated twice to correct typos. On June 1, 2023, the CRC approved to amend the Notice of Application Acceptance to be consistent with the CRC’s recent readoption of rules with amendments, specifically the incorporation of Class 3 Cannabis Wholesaler, Class 4 Cannabis Distributor, and Class 6 Cannabis Delivery Service license application requirements and revised application timelines and scoring. The Notice of Application Acceptance was subsequently amended to revise the application acceptance timeline on July 18, 2023.

Pursuant to N.J.A.C. 17:30-6.1, in addition to the scoring measures and mandatory requirements for license applicants, the Notice of Application Acceptance also includes a detailed list of application priorities. Applications are reviewed in accordance 1) with the priority list included in the Notice of Application Acceptance and 2) in the order in time in which they are received.



The Notice of Application Acceptance can be found on the CRC's <sup>12</sup>

In summary, the Notice of Application Acceptance:

1. Prioritizes the review and scoring of Social Equity Business license applicants, Diversely Owned Business license applicants, and Impact Zone Business applicants, over other license applicants in both conditional and annual license categories;
2. Except where it conflicts with 1 above, the Notice of Application Acceptance prioritizes conditional license applicants over annual license applicants;
3. Except where it conflicts with 1 above, the Notice of Application Acceptance provides that microbusiness applicants are given priority in every category of license application over standard cannabis business license applicants; and
4. Except where it conflicts with 1 above, those applicants receiving bonus points pursuant to N.J.S.A. 24:6I-36.d(2) have priority over license applicants with no bonus points;
5. Clarifies that the priority of the review, scoring, and approval of license applications and issuance of licenses is consistent with meeting the market demands of the state, the Act, and this chapter.

Where an application meets the criteria for more than one priority status, the application will be reviewed, scored, and approved in accordance with the status of the highest priority. Diversely Owned Business applicants with more than one certification from the New Jersey Department of the Treasury's Division of Revenue and Enterprise Services will be given priority over applications with only one certification.

## **APPLICATION AND BUSINESS CATEGORY OVERVIEW**

N.J.S.A. 24:6I-33 and N.J.A.C. 17:30 establish several categories of cannabis business types and license applications that may be submitted and considered by the CRC.

First, applications can either be for conditional or annual licensure.

Second, a cannabis business can either be a standard business or a microbusiness. A microbusiness is limited to 2,500 square feet and ten employees.

Finally, license applicants may qualify as a Social Equity Business, a Diversely Owned Business, or an Impact Zone business.

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<sup>2</sup> New Jersey Cannabis Regulatory Commission – Notice of Application Acceptance for Personal-Use Cannabis Business Licenses.  
<https://www.nj.gov/cannabis/documents/businesses/personal-use/Final%20Notice%20of%20Application%20Acceptance.pdf>



### *Conditional Licenses*

Conditional licenses are temporary licenses that will be required to submit organizational and personal information to ensure they are compliant with the law, attest they will comply with a criminal background check, and provide a business plan and regulatory compliance plan. At the time of application, all owners with decision-making authority of the conditional license applicant will need to prove that they made less than \$200,000 in the preceding tax year, or \$400,000 if filing jointly.

If approved and issued a conditional license, a conditional license holder will then be required to have a permanent site for their business, gain control of the property through lease or purchase, gain municipal approval, and submit a conditional conversion application that includes standard operating procedures for the business, an environmental impact plan, a workforce development plan, and a security plan.

Importantly, conditional license holders are NOT authorized to purchase, cultivate, manufacture, sell or otherwise possess cannabis or cannabis items. Conditional license holders ARE authorized to move forward in the application process and submit a conditional conversion application to convert to a full annual license through an abbreviated application process.

### *Annual Licenses*

Annual licenses are licenses that, once issued, authorize a license-holder to conduct the full range of activities allowed under the relevant statutes and rules. Applicants for annual licenses are required to submit a more detailed application that includes details for the proposed site for the business, which must be owned or leased, municipal approval, zoning approval, and an operating summary plan in which applicants detail their experience, history, and knowledge of critical pieces of operating a cannabis business.

### *Social Equity Businesses*

Social Equity Businesses are designated as such based on either economic need or having a criminal record that includes past marijuana-related offenses. Social Equity Businesses are either:

1. Majority owned by individuals who have lived in an Economically Disadvantaged Area, as defined by a zip code that has 80% or less of the average median household income in the state and has a health uninsured rate that is at least 150% of the health uninsured rate in the State, for five of the ten preceding years.
2. Majority owned by individuals with previous marijuana-related convictions.



The list of Economically Disadvantaged Areas can be found on the CRC's website.<sup>3</sup>

### *Diversely Owned Businesses*

Diversely Owned Businesses is an umbrella term used to describe businesses that are certified by the New Jersey Department of the Treasury as a minority-owned business, a woman-owned business, a disabled veteran-owned business, or any combination of the three.

### *Impact Zone Businesses*

Impact Zone Businesses are businesses that are owned by individuals who have lived in an Impact Zone, are located within an Impact Zone, or plan to offer employment opportunities to residents of Impact Zones.

A list of Impact Zones can be found on the CRC's website.<sup>4</sup>

## **PRIORITY REVIEW OVERVIEW**

The CRC's rules for personal-use cannabis establish a licensure process under which applications are reviewed on a rolling basis and sorted in accordance with the priority outlined in the rules and detailed in the Notice of Application Acceptance.

The current priority designation, which was followed for application reviews included in the recommendation, is:

1. Testing Laboratory applicants and Social Equity Businesses, ordered by first in time, that:
  - a. Have submitted a conditional license application for a microbusiness;
  - b. Have submitted a conditional license application for a standard business;
  - c. Have submitted a conditional license conversion application;
  - d. Have submitted an annual license application for a microbusiness;
  - e. Have submitted an annual license application for a standard business.
2. Diversely Owned businesses, ordered by first in time, that:
  - a. Have submitted a conditional license application for a microbusiness;
  - b. Have submitted a conditional license application for a standard business;

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<sup>3</sup> New Jersey Cannabis Regulatory Commission – Identifying Economically Disadvantaged Areas.

[https://www.nj.gov/cannabis/documents/businesses/priority-applications/Identifying%20Economically%20Disadvantaged%20Areas\\_FINAL.pdf](https://www.nj.gov/cannabis/documents/businesses/priority-applications/Identifying%20Economically%20Disadvantaged%20Areas_FINAL.pdf)

<sup>4</sup> New Jersey Cannabis Regulatory Commission – Identifying Economically Disadvantaged Areas.

<https://www.nj.gov/cannabis/documents/businesses/priority-applications/Impact%20Zones%20Abstract%20.pdf>



- c. Have submitted a conditional license conversion application;
  - d. Have submitted an annual license application for a microbusiness;
  - e. Have submitted an annual license application for a standard business.
3. Impact Zone Businesses, ordered by first in time, that:
    - a. Have submitted a conditional license application for a microbusiness;
    - b. Have submitted a conditional license application for a standard business;
    - c. Have submitted a conditional license conversion application;
    - d. Have submitted an annual license application for a microbusiness;
    - e. Have submitted an annual license application for a standard business.
  4. License applicants receiving bonus points pursuant to N.J.S.A. 24:6I-36.d(2) and the Notice, ordered by first in time, that:
    - a. Have submitted a conditional license application for a microbusiness;
    - b. Have submitted a conditional license application for a standard business;
    - c. Have submitted a conditional license conversion application;
    - d. Have submitted an annual license application for a microbusiness;
    - e. Have submitted an annual license application for a standard business.
  5. All other applicants for licenses, ordered by first in time, that:
    - a. Have submitted a conditional license application for a microbusiness;
    - b. Have submitted a conditional license application for a standard business;
    - c. Have submitted a conditional license conversion application;
    - d. Have submitted an annual license application for a microbusiness;
    - e. Have submitted an annual license application for a standard business.

Under this system of application review, license applications are ordered first by their priority designation. For example, a conditional application for a microbusiness that qualifies as a Social Equity Business receives highest overall priority. Secondly, license applications are ordered by the time at which they submit. This means that when a conditional application for a microbusiness that qualifies as a Social Equity Business submits, they don't get ordered at the end of the overall line – they get ordered at the end of the line for priority group “1A”.

All license applications get reviewed, scored, and either approved, rejected, or denied – but some are done before others in accordance with this priority.

Specifically, after an application is received, it will be assigned for completeness review and then, if deemed complete, will be assigned for scoring. Where an eligible application exists in a higher priority group, with 1a above being the highest and 5e being the lowest, that application will be assigned for completeness review and scoring before applications in lower priority groups are assigned. Once an application has been scored by Commission staff, if it is deemed eligible for consideration of approval by the Commission's Board, it shall also be considered in accordance with their priority group, with 1a above being the highest and 5e being the lowest.



Accordingly, there are two points in the process when priority is assessed: 1) when the application is submitted and begins the review and scoring process; and 2) when the application review is complete, and it is deemed eligible for approval.

Between those two points, some applications may take longer to review so some lower priority applications may be deemed eligible for approval before higher priority applications, even though they began the process before the lower priority applications. But once a group of applications is deemed eligible for approval, overall priority is once again assessed, and approvals are considered in accordance with that priority.