



MEMORANDUM

TO: BOARD OF COMMISSIONERS

FROM: CHRISTOPHER J. RIGGS, ACTING EXECUTIVE DIRECTOR

RE: MONMOUTH WELLNESS AND HEALING LLC (“NJ LEAF”) SATELLITE DISPENSARY REQUEST – JAMESBURG

DATE: JULY 16, 2026

BACKGROUND: Monmouth Wellness and Healing LLC (“NJ Leaf”) requests approval to expand its adult-use license to open a Class 5 cannabis retailer satellite location in Jamesburg, NJ.

NJ Leaf’s Class 5 cannabis retailer satellite will be located at 5 E Railroad Ave, Jamesburg, NJ 08831.

AUTHORITY: The New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, specifically N.J.S.A. 24:6I-42h., authorizes Class 5 cannabis retailer licensees to maintain up to two satellite retail locations.

NJ Leaf is an Expanded ATC currently holding Class 5 cannabis retailer licenses, including at its Freehold, NJ location, and is therefore authorized to maintain up to two Class 5 cannabis retailer satellite locations.

COMPLETENESS REVIEW: The Compliance Officer completed a memorandum addressing the steps taken to complete compliance review for NJ Leaf’s Jamesburg satellite retail request. An on-site inspection was conducted as well as review of the operator’s floor plans and Standard Operating Procedures to ensure compliance with the following expectations and standards of the New Jersey Cannabis Regulatory Commission (“NJ-CRC”):

- Adverse Event Reporting
- Quality Assurance/Control
- Recall of cannabis and Cannabis Products
- Inventory Control, Storage, and Diversion Prevention
- Recordkeeping
- Waste Disposal and Sanitation



- Dispensing
- Accounting and Tax Compliance
- Age Verification
- Consumer Education
- Receiving and Reporting of Test Results for Cannabis

NJ Leaf will continue to utilize the “Treez” system for its point-of-sale transactions, as it does at its Freehold location. NJ Leaf has provided access to the NJ-CRC for its “Treez” point of sale system.

A video surveillance system has been installed that provides unobstructed views of the inside and outside of the facility, including the secure storage room. Access to the surveillance system has been provided to the NJ-CRC.

NJ Leaf received its temporary certificate of occupancy for the location from Jamesburg's Building Department on June 10, 2026.

A final inspection was completed for the Jamesburg location on May 11, 2026 by the assigned Compliance Officer with no alterations to the facility occurring post-inspection.

In order to complete this memorandum, the following documents were reviewed:

- Business Plan
- Construction Plan
- Inventory and Product Supply Plan
- Location/Floor Plans
- Municipal Approvals
- Ownership Structure
- Collective Bargaining Agreement
- Certificate of Occupancy

RECOMMENDATION: It is the recommendation of NJ-CRC staff to approve NJ Leaf's request to operate a satellite Class 5 cannabis retail location in Jamesburg, NJ. NJ Leaf has satisfied the following: submitted a complete application, established site control and local approval at the Jamesburg location, and has satisfied the requests of the NJ-CRC Compliance Officer assigned to the entity.

APPENDIX

N.J. Stat. Ann. § 24:6I-7 (West)

(d)(i) No entity may be issued or concurrently hold more than one medical cannabis cultivator permit, one medical cannabis manufacturer permit, or one medical cannabis dispensary permit at one time, and no medical cannabis dispensary shall be authorized to establish a satellite location on or after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.), except that an alternative treatment center that was issued a permit prior to the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.) or that was issued a permit after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.) pursuant to an application submitted prior to the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.) shall be authorized to maintain up to two satellite dispensaries, including any satellite dispensary that was approved pursuant to an application submitted prior to or within 18 months after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.). The three alternative treatment centers issued permits pursuant to section 11 of P.L.2019, c. 153 (C.24:6I-7.1) that are expressly exempt from the provisions of subsubparagraph (i) of subparagraph (a) of this paragraph shall be authorized to establish and maintain up to one satellite dispensary location, provided that the satellite dispensary was approved pursuant to an application submitted within 18 months after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.).

N.J. Admin. Code § 17:30A-7.8

(a) An ATC shall submit to the Commission an application for an amended permit, together with fees, if applicable, pursuant to N.J.A.C. 17:30A-7.10, prior to any:

1. Change of the alternative treatment center's location;
2. Change of the alternative treatment center's ownership;
3. Change of the alternative treatment center's name;
4. Change in the alternative treatment center's capacity; or
5. Modification of or addition to the alternative treatment center's physical plant.

(b) The alternative treatment center shall submit the application to the permitting authority no later than 30 business days prior to the change.

N.J. Admin. Code § 17:30A-7.10

(a) The following fees apply:

1. The annual fee for the review of a permit renewal application for an alternative treatment center is \$20,000;

2. The fee to apply for a change of location of the alternative treatment center is \$10,000;
 3. The fee to apply for a change of capacity or any physical modification or addition to the facility is \$2,000; and
 4. The fee to apply for the transfer of ownership of a permit is \$20,000.
- (b) Fees shall be paid by certified check, money order, or any other form of payment approved by the Commission, and made payable to the "Treasurer, State of New Jersey."