

CITY OF WOODBURY
CANNABIS LICENSE APPLICATION

Applications will be received by the City of Woodbury on a rolling basis. The City will begin reviewing completed applications on March 1, 2022.

Applications are to be delivered to the City of Woodbury at the offices of the Woodbury City Clerk, located at 33 Delaware St., Woodbury NJ 08096.

Applicants shall submit an original and one paper copy of the application as well as a digital copy on a flash drive. The application shall be in a sealed envelope, clearly marked on the outside with the words "Woodbury Cannabis License Application" and the name and address of the applicant. Applicants shall not use plastic covers or sheets for their applications. Binders are also discouraged.

Applicant shall include a check made payable to the City of Woodbury for the appropriate application fee amount listed in Item 16 of the application form.

Applicants shall assume full responsibility for the delivery of their application to the offices of the City Clerk.

Please reach out to Interim Administrator, Len Sossamon at lsossamon@woodbury.nj.us, 856-845-1300 x 130 or Acting City Clerk, Cassidy Swanson at cswanson@woodbury.nj.us, 856-845-1300 x 146 with questions.

**CITY OF WOODBURY
CANNABIS LICENSE APPLICATION**

- A. This license application is subject to the provisions and exceptions set forth in the New Jersey Open Public Records Act, N.J.S.A. 47:1A-1 et seq. and as such the application is considered public information.
- B. A license application shall be deemed incomplete, and shall not be processed, until all documents and application fees are submitted. Once the City of Woodbury has determined the application is complete, it will notify the Applicant. The City will begin reviewing completed applications on March 1, 2022.
- C. The City of Woodbury may approve or deny an application for a municipal cannabis license at its sole discretion, consistent with all governing State Law, based on an evaluation of the benefits to the City of Woodbury.

1. Date of Application: 03/12/2022

2. Applicant Information:

- Legal name of business registered to do business in the State of New Jersey:
BestBuds, LLC
- Address: 135 Minnehaha Blvd, Lake Hiawatha, NJ 07034
- Email: amanda@bbdispensary.com
- Phone: 856-371-7329
- Website (if any): www.bestbudsnj.com
- Name of primary contact for the business: Amanda Terpstra
- Title Managing Partner
- Address: 442 Poplar Avenue, Woodbury Heights, NJ 08097
- Email amanda@bbdispensary.com
- Phone: 856-371-7329
- Trade name, alternate name or "doing business as" name of cannabis establishment: BestBuds, LLC

3. Applicant must provide:

- New Jersey Business Registration Certificate
- Federal Tax Identification Number
- State Tax Identification Number

4. Does the Applicant operate an Alternative Treatment Center in Woodbury?

☐ Yes – If yes, what is the name and address of the Alternative Treatment Center?

☒ No –

5. Applicant Business Structure:

Attach proof of business structure such as articles of incorporation, by-laws, partnership agreements, and other documentation that supports the structure.

☐ Corporation

☐ Partnership

☐ Limited Partnership

☐ Individual

☒ Other (Describe)

6. Business Ownership

Provide a complete list of every person with over 10% interest in the proposed cannabis business including the full name, title within the entity, date owner acquired interest in entity, the percentage of ownership interest, and financial interest in any other cannabis business. If an owner meets the criteria for social equity, minority, woman, disable veteran or micro-business owner (see section M, N and O), indicate with a Yes.

	#1	#2	#3	#4
Name	Amanda Terpstra	Laura Trujillo	N/A	N/A
Title	Managing Partner	Managing Partner	N/A	N/A
Date Ownership Acquired	11/2019	11/2019	N/A	N/A
Percentage of Ownership	48.75%	48.75%	N/A	N/A
Financial Interest in Another Cannabis	50% ownership of BestBuds Hemp, LLC \$25,000	50% ownership of BestBuds Hemp, LLC \$25,000	N/A	N/A

Establishment				
Social Equity Business Owner	No	No	N/A	N/A
Minority Business Owner	No	Yes	N/A	N/A
Woman Business Owner	Yes	Yes	N/A	N/A
Disable Veteran Business Owner	No	No	N/A	N/A
Micro-business Owner	No	No	N/A	N/A

If any person above is listed as having an interest in another cannabis establishment, provide further information: *Owners of BestBuds Hemp, LLC a non-marijuana*

Hemp CBD Retailer

7. Has any person above had any cannabis license or permit revoked for a violation affecting public safety in New Jersey or a subdivision in the state within the preceding five (5) years?

☐ Yes – If yes, provide further information.

☒ No

8. Type of Municipal Cannabis License Requested:

☐ Class I Cultivator

☐ Class II Manufacturer

☐ Class III Wholesaler

☐ Class IV Distributor

☒ Class V Retailer

☐ Class VI Delivery

9. Has the Applicant secured a New Jersey cannabis license as of the date of this application?

☐ Yes - If yes, provide a copy of the state cannabis license

X No – If no, what is the status of the Applicant's state cannabis license application?

10. Address of Proposed Woodbury Cannabis Establishment:

Provide proof the Applicant has or will have lawful possession of the proposed premises with a deed, lease, real estate contract contingent on successful licensing, or a binding letter of intent from the owner of the premises contingent on successful licensing.

If property is leased, provide name, address, email address and phone number for property owner or owner's agent. *yes, agreement of sale attached*

NOTE: The proposed location shall meet all requirements set forth in Chapter 202, Zoning, of the Code Book of the City of Woodbury.

11. Has the Applicant secured a Zoning Review of the proposed location affirming that the proposed cannabis establishment is a permitted use in the location above?

X Yes – If yes, provide a copy of the approval. - *Resolution No. 21-126*

 No – If no, what is the status of the Applicant's Zoning Review.

If the Zoning Review determined that the proposed cannabis operation is not a permitted use in the location above, has the Applicant secured approval for the cannabis operation from the Woodbury Planning Board or Woodbury Zoning Board of Adjustment?

 Yes

N/A

 No

12. Evaluation Criteria:

The following are to be answered in paragraph form in an attached document, using the number that corresponds to each criterion. Responses are to be word limited as indicated below.

1. Describe qualifications and experience of the Applicants/owners in operating in highly regulated industries in New Jersey or another state, including cannabis, healthcare, pharmaceutical manufacturing, and retail pharmacies. (Response not to exceed 2,500 words). *Attached*
2. Describe plans for the storage of products, physical security, video surveillance, security personnel and visitor management. (Response not to exceed 2,500 words). *Attached*

Areas to consider:

- Inventory control
- Delivery and shipping procedures

- On-site security guards and their responsibilities
 - General description of security cameras and alarms
 - Estimated number of customers/visitors per day
 - Customer/visitor check in procedures and access to sales area
 - Off-street parking arrangements for employees and customers/visitors
 - Procedures and training for all fire and medical emergencies and hazardous situations
 - Sample of signage that it is illegal to sell to anyone 21 years and under and that the store will check ID upon purchase
 - Procedure for handling a customer exhibiting alcohol and/or substance abuse
3. Describe experience conducting or supporting or plans to conduct institutional review board-approved research involving human subjects that is related to medical cannabis or substance abuse, where the value of past or ongoing clinical research with IRB approval shall outweigh plans to conduct such research, whether the applicant has had any assurance accepted by the U.S. Department of Health & Human Services indicating the applicant's commitment to complying with 45 CFR Part 46 (five percent), and whether the applicant has a research collaboration or partnership agreement in effect with an accredited U.S. school of medicine or osteopathic medicine with experience conducting cannabis-related research (Response not to exceed 2,500 words). *N/A*
4. Describe experience as a responsible employer or a commitment to being a responsible employer. Examples are providing employee health care insurance, providing paid family leave and/or paying a \$15 minimum wage. If the Applicant is a party to a collective bargaining agreement for at least one year prior to the Woodbury application, the Applicant will receive evaluation points and no further response is needed. (Response not to exceed 1,500 words). *Attached*
5. Describe environmental impact and sustainability plan; whether the applicant entity or its parent company has any recognitions from or registrations with federal or New Jersey state environmental regulators for innovation in sustainability (three percent); and whether the applicant entity or its parent company holds any certification under international standards demonstrating the applicant has an effective environmental management system or has a designated sustainability officer to conduct internal audits to assess the effective implementation of an environmental management system (Response not to exceed 500 words); *Attached*
6. Describe ties to the host community, demonstrated by at least one owner's proof of residency in Woodbury for five or more years or at least one owner's continuous ownership of a business based in Woodbury for five or more years in the past ten years. If applicable, provide deed and/or lease of home or business location with indication of how many years in Woodbury (Response not to exceed 500 words). *Attached*

7. Describe a demonstrated commitment to diversity in its ownership composition and hiring practices. If applicable, provide evidence of ownership composition or hiring practices that have increased or will increase diversity with regarding to race, culture, gender and sexual identity (Response not to exceed 1,500 words)..

Attached

13. Proposed Hours of Operation.

- Monday 8am - 8pm
- Tuesday 8am - 8pm
- Wednesday 8am - 8pm
- Thursday 8am - 8pm
- Friday 8am - 8pm
- Saturday 8am - 8pm
- Sunday 9am - 5pm

14. Affirmative Action, Anti-Discrimination and Fair Employment.

Attached

1. Provide an affidavit and documentary proof of compliance with all state and local laws regarding affirmative action, anti-discrimination and fair employment practices.
2. Provide a certified statement under oath there will be no discrimination based on race, color, religion (creed), gender, gender expression, gender identity, age, national origin (ancestry), disability, marital status, sexual orientation or military status in any of the Applicant's activities or operations.

15. Financial Information.

Attached

1. Describe the financial capability of the Applicant to open and operate a cannabis establishment and the sources of funds to do so.
2. Provide name, address, email address, phone number and age of each person/entity with a non-ownership financial interest in the cannabis establishment, which shall include an investment, loan or any other type of equity.

16. Initial Application Fee.

Applicant has attached an application fee as described below:

☐ Class 1 Cultivator	\$10,000	
☐ Class 2 Manufacturer	\$10,000	
☐ Class 3 Wholesaler	\$10,000	
☐ Class 4 Distributor	\$10,000	
☒ Class 5 Retailer	\$10,000	- wire sent
☐ Class 6 Delivery	\$ 5,000	

17. Acknowledgment of Provisions of Woodbury Ordinance No. 2354-22 to Regulate Cannabis Businesses in the City of Woodbury.

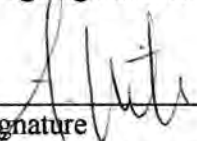
The undersigned, on behalf of the cannabis license applicant, Amanda Terpstra, declares under penalty of perjury that I have read and understand the provisions of Woodbury Ordinance No. 2354-22, and that the operation of this cannabis establishment must adhere to all the requirements of Woodbury's Municipal Code and all other applicable state and local laws and all regulations promulgated thereunder.

I understand that I am the responsible party for any violation(s) of the cannabis establishment that may arise.

I understand and acknowledge that a license issued based on false or misleading statements provided in this application will be deemed invalid and subject to revocation.

I understand that the City of Woodbury Mayor and Council may approve or deny an application for a municipal cannabis license at its sole discretion, consistent with all governing State Law, based on an evaluation of the benefits to the City of Woodbury.

I declare under penalty of perjury under the laws of the State of New Jersey that the foregoing statements are true and correct.



Signature

Amanda Terpstra

Print Name

Managing Partner

Title

3/12/2022
Date

03/12/2022

Date

03/12/2022

Date

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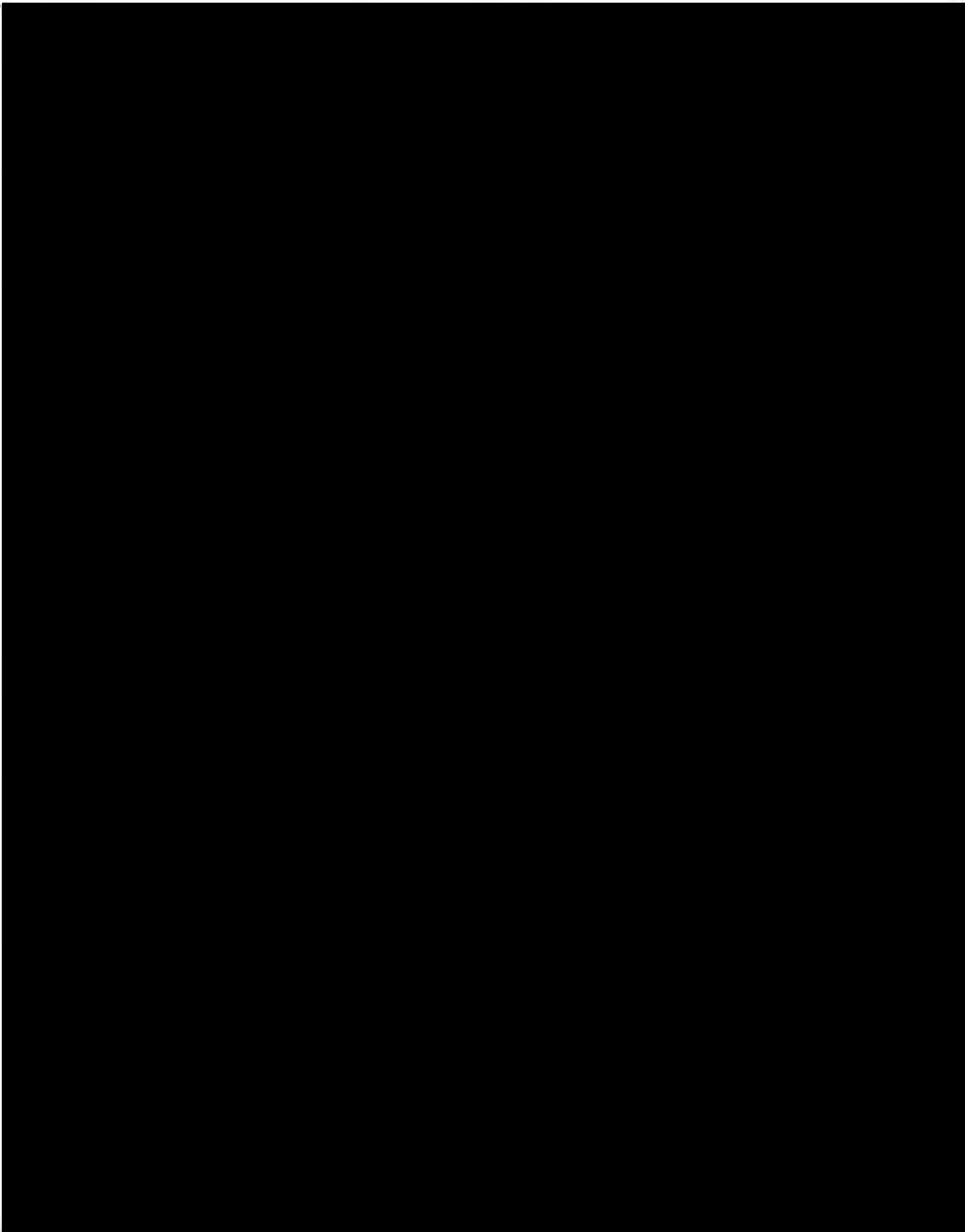
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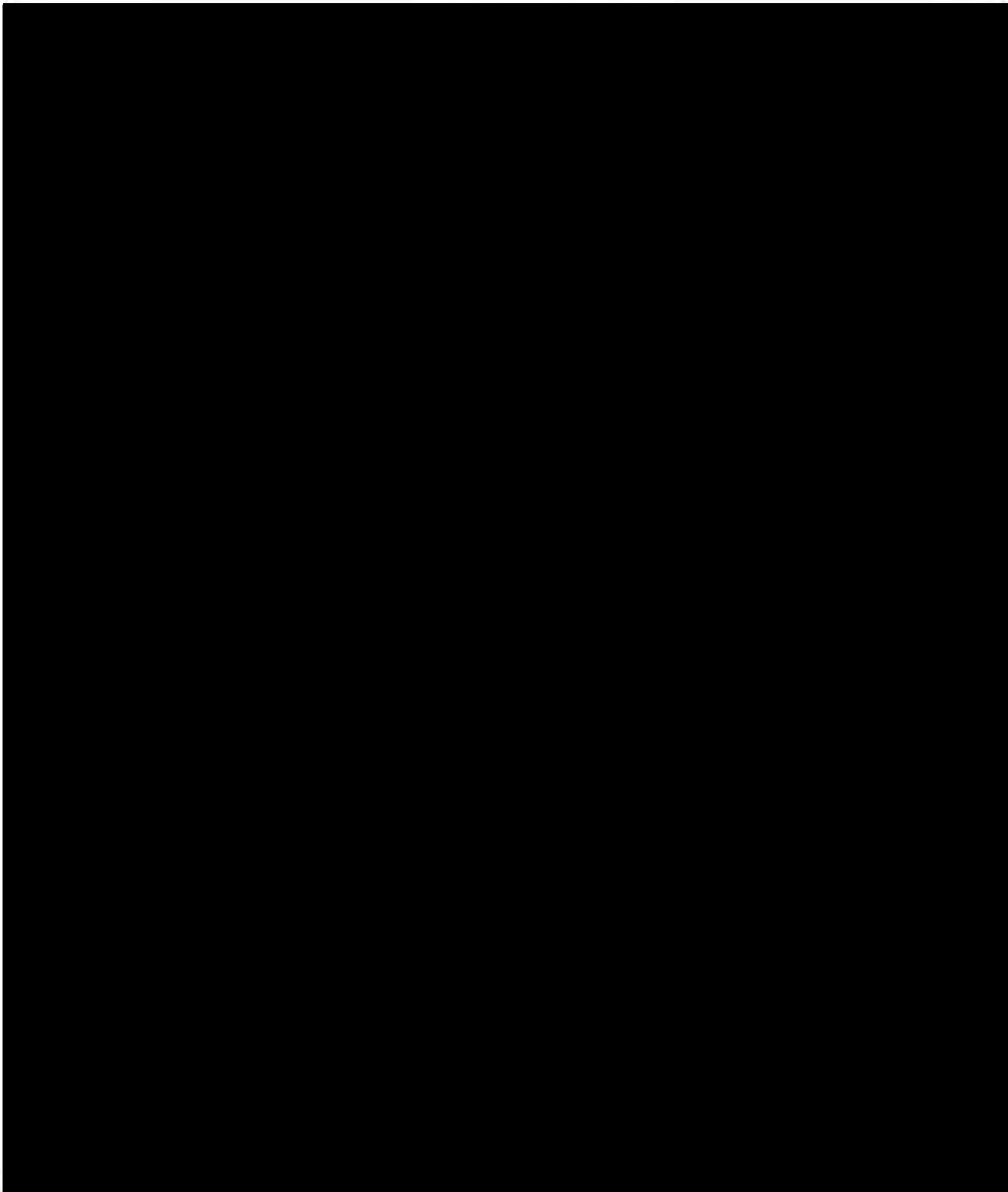
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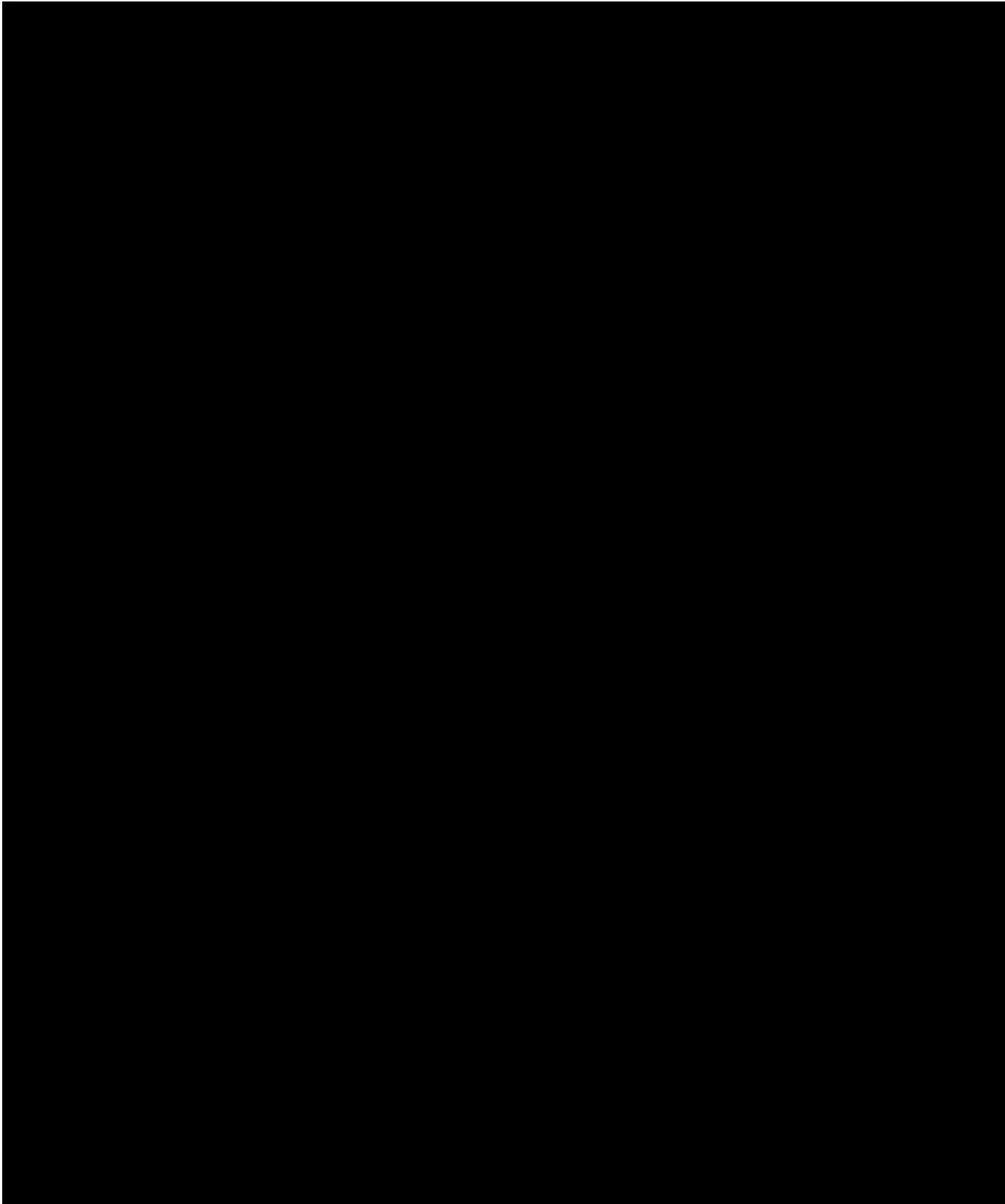
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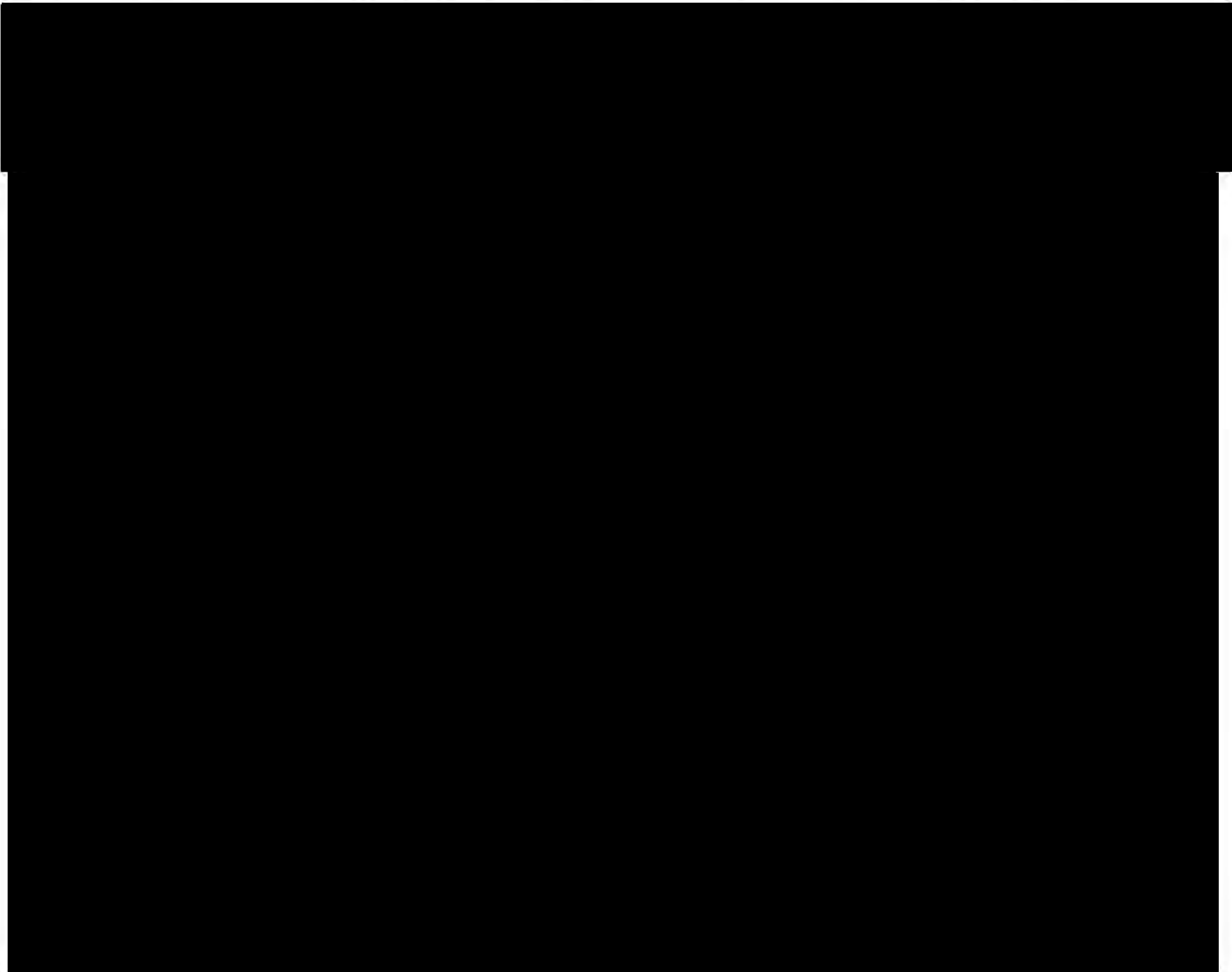
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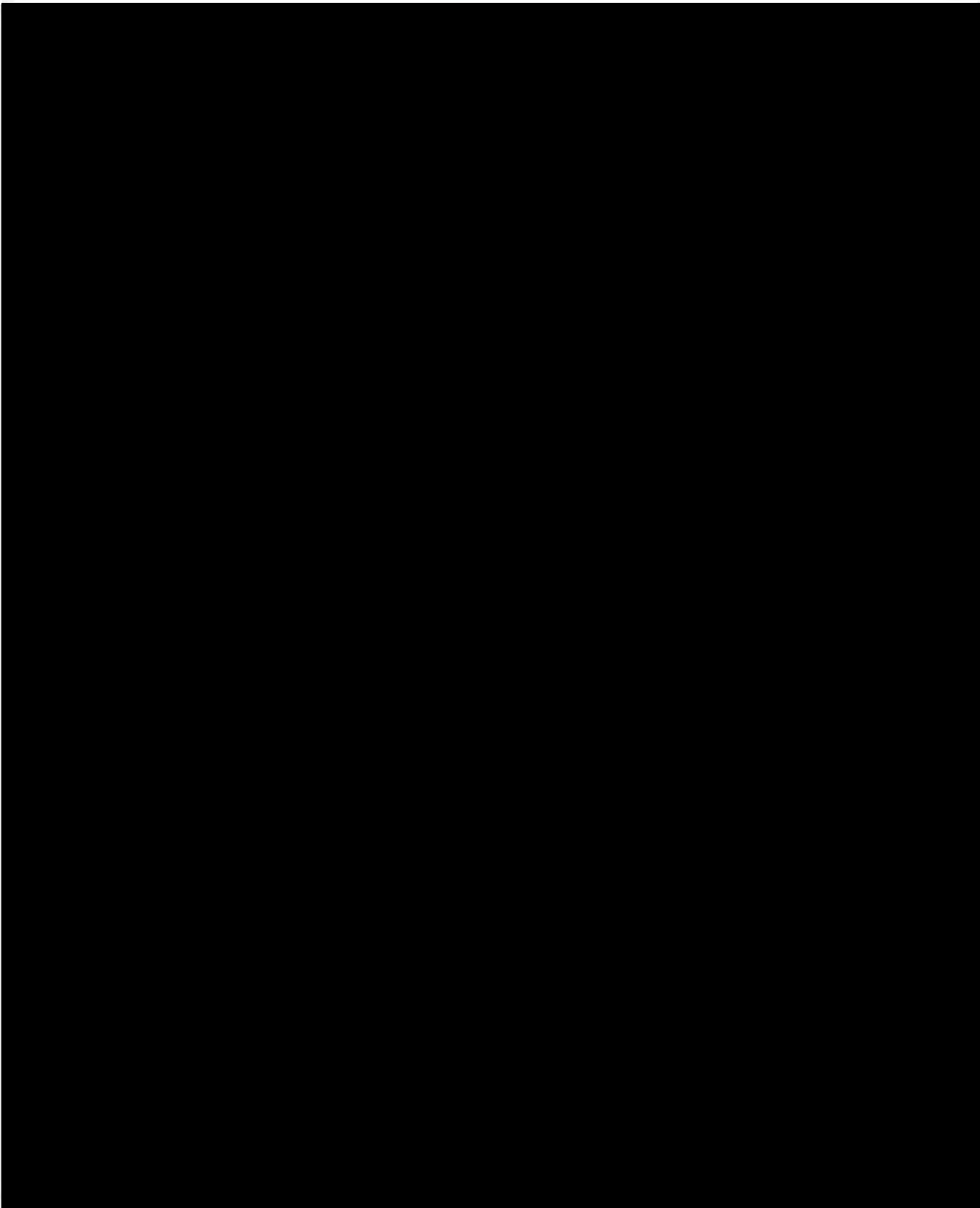
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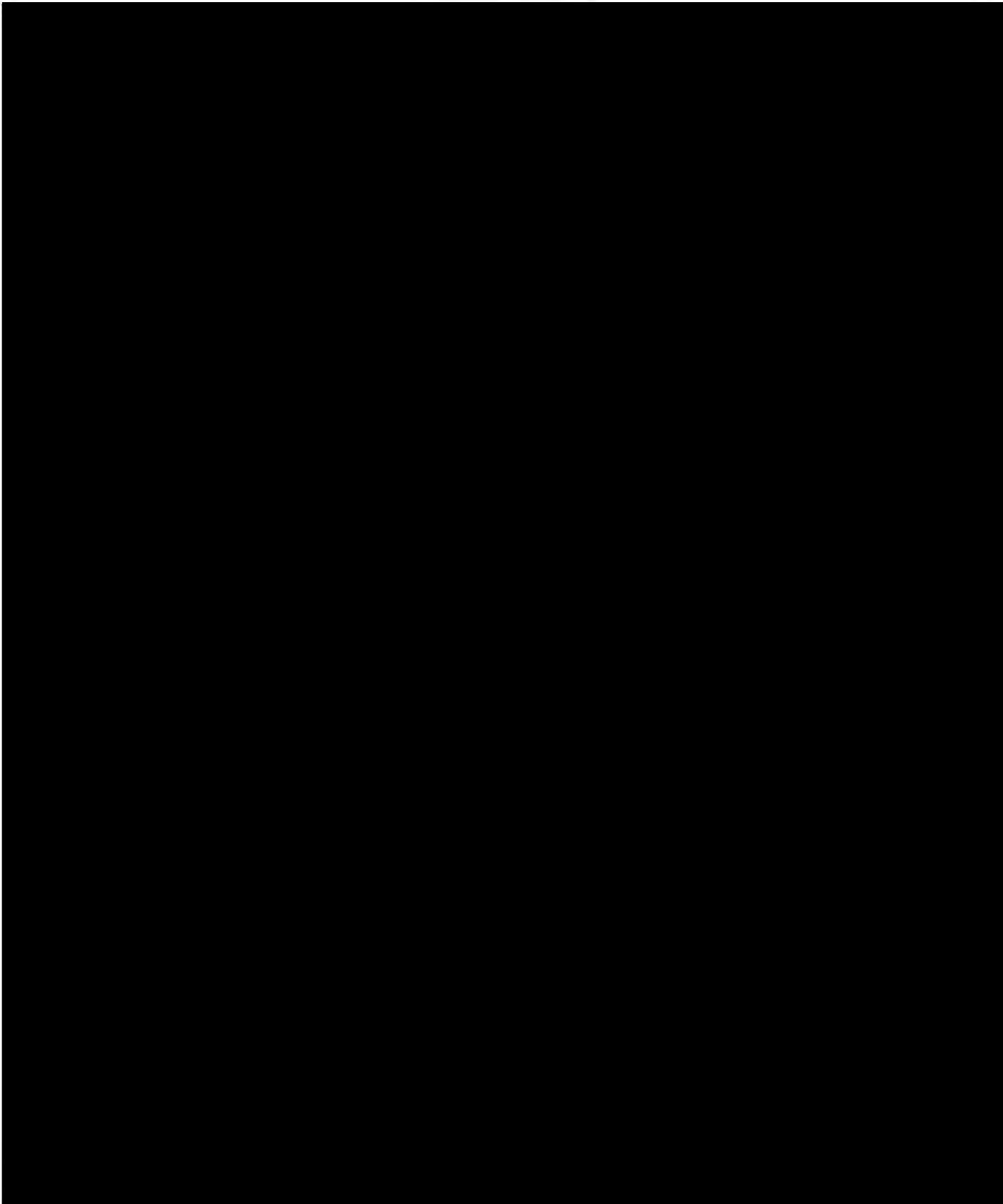
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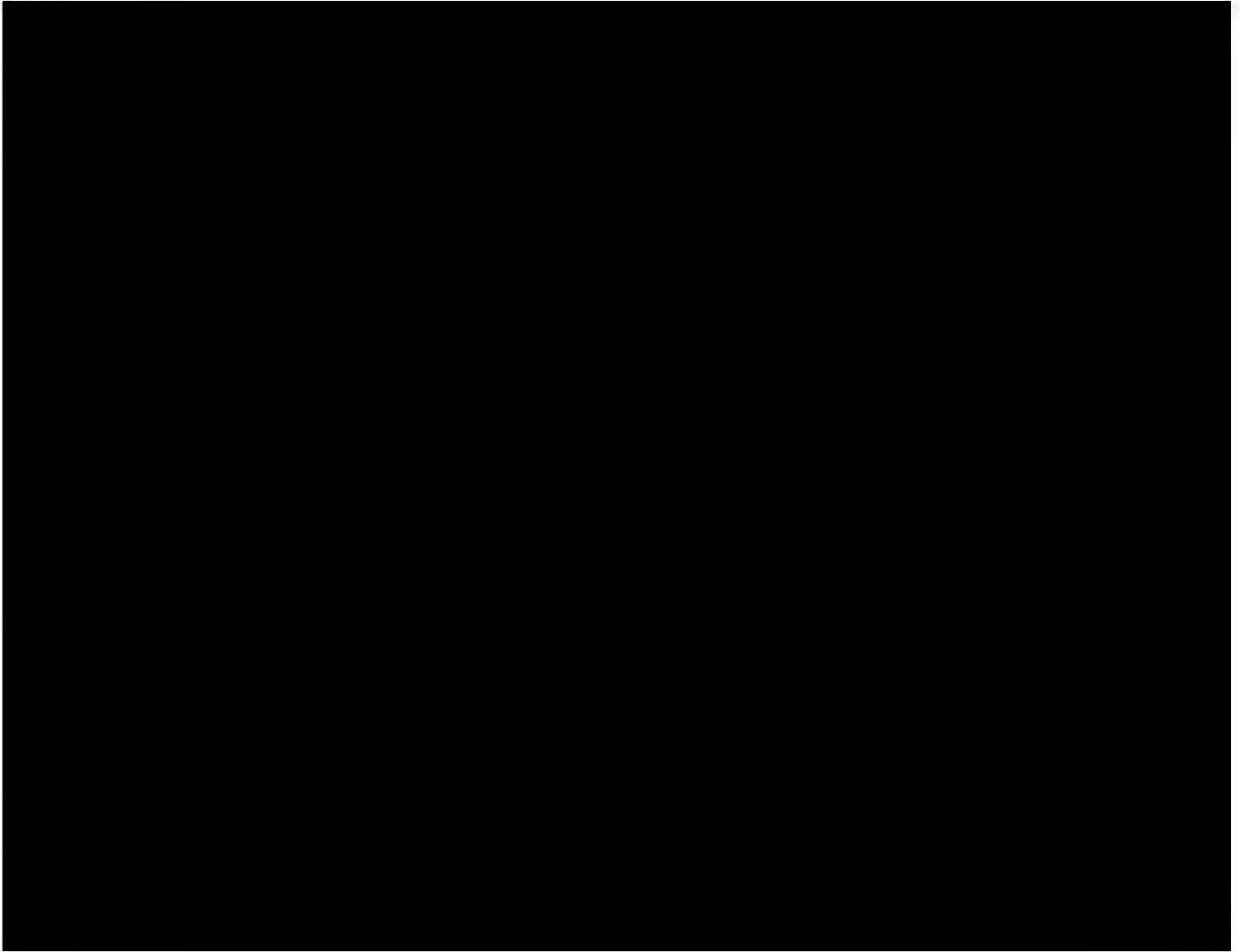
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Date of this notice: 07-17-2019

Employer Identification Number:

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Form: SS-4

Number of this notice: CP 575 A

BESTBUDS LLC
LAURA TRUJILLO SOLE MBR
13 DEERPATH DR
FLANDERS, NJ 07836

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN [REDACTED]. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 941	07/31/2020
Form 940	01/31/2021

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, *Accounting Periods and Methods*.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, *Entity Classification Election*. See Form 8832 and its instructions for additional information.

If you are required to deposit for employment taxes (Forms 941, 943, 940, 944, 945, CT-1, or 1042), excise taxes (Form 720), or income taxes (Form 1120), you will receive a Welcome Package shortly, which includes instructions for making your deposits electronically through the Electronic Federal Tax Payment System (EFTPS). A Personal Identification Number (PIN) for EFTPS will also be sent to you under separate cover. Please activate the PIN once you receive it, even if you have requested the services of a tax professional or representative. For more information about EFTPS, refer to Publication 966, *Electronic Choices to Pay All Your Federal Taxes*. If you need to make a deposit immediately, you will need to make arrangements with your Financial Institution to complete a wire transfer.



STATE OF NEW JERSEY BUSINESS REGISTRATION CERTIFICATE

Taxpayer Name: BEST BUDS
Trade Name:
Address: 13 DEERPATH DRIVE
FLANDERS, NJ 07836-9509
Certificate Number: 2378666
Effective Date: September 05, 2019
Date of Issuance: October 06, 2019

For Office Use Only:
20191006174313400

OPERATING AGREEMENT

OF

BESTBUDS, LLC

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SCHEDULE A

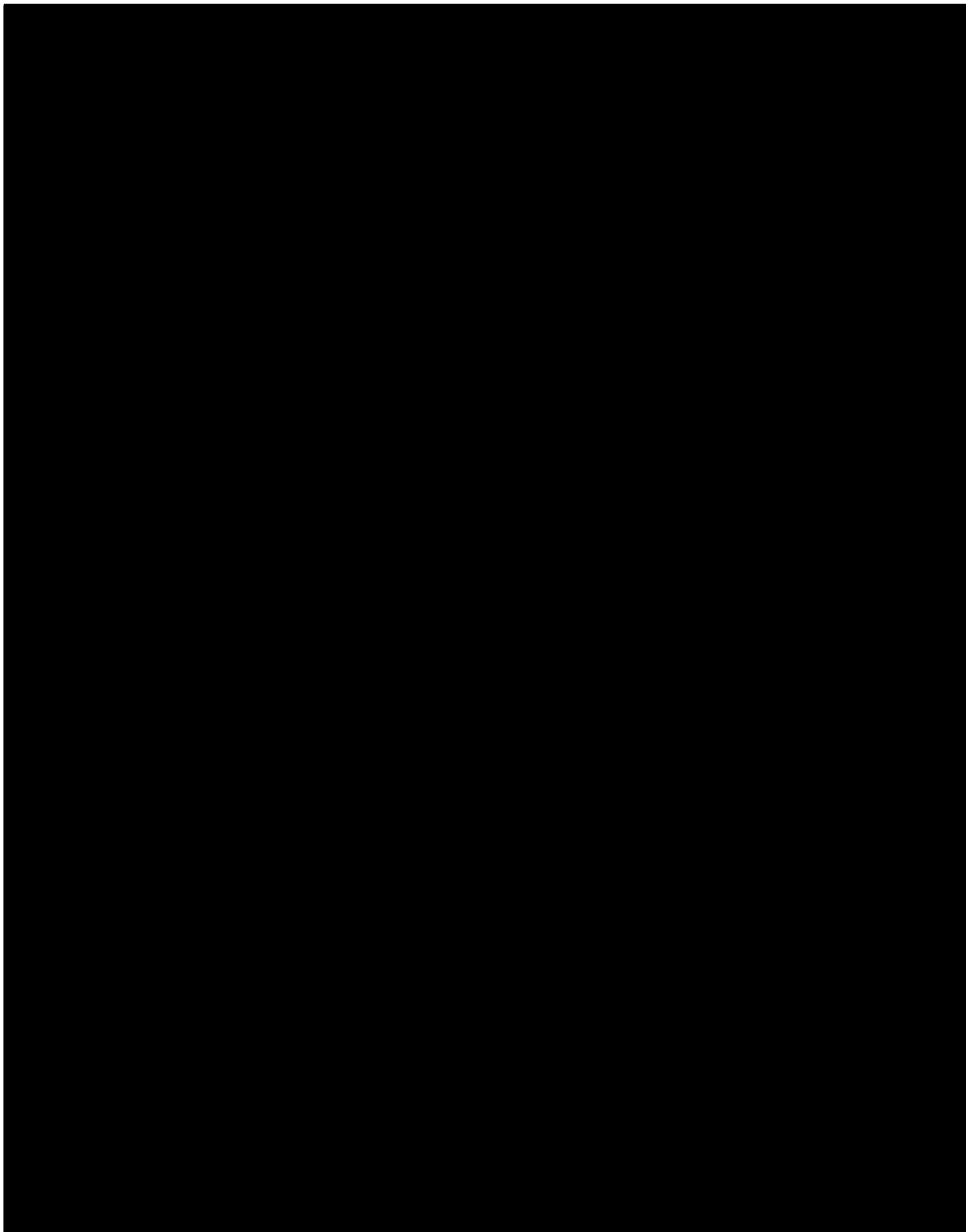
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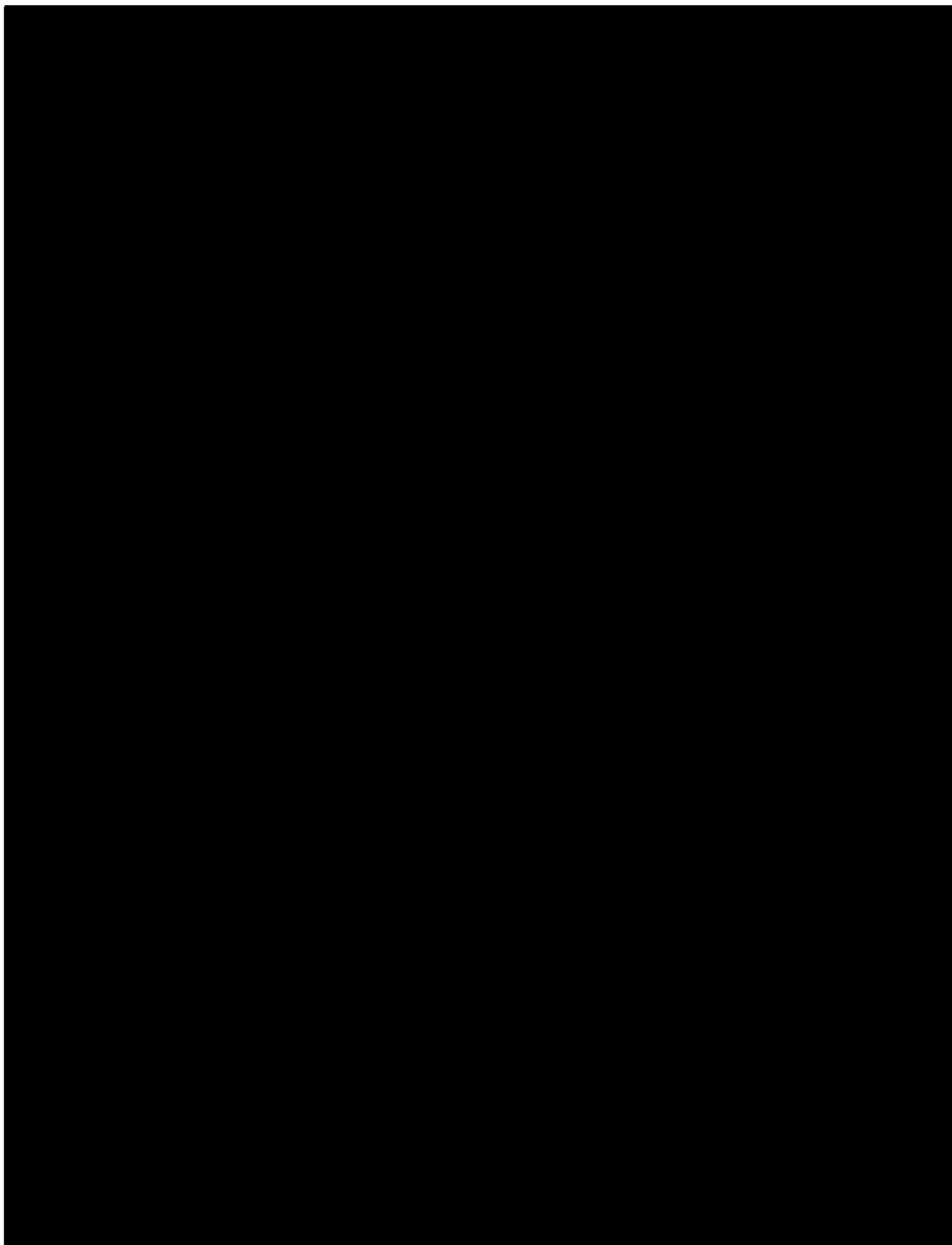
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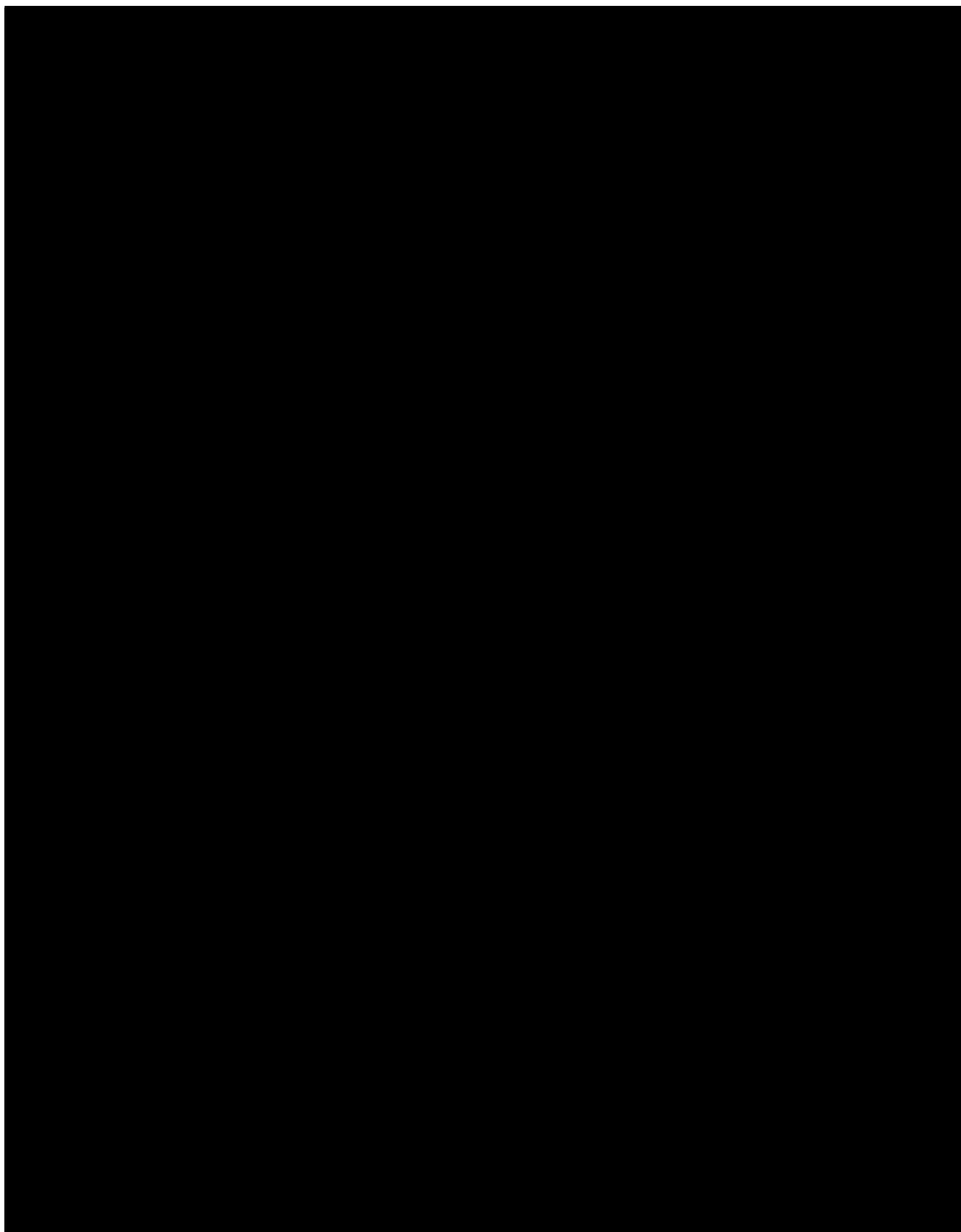
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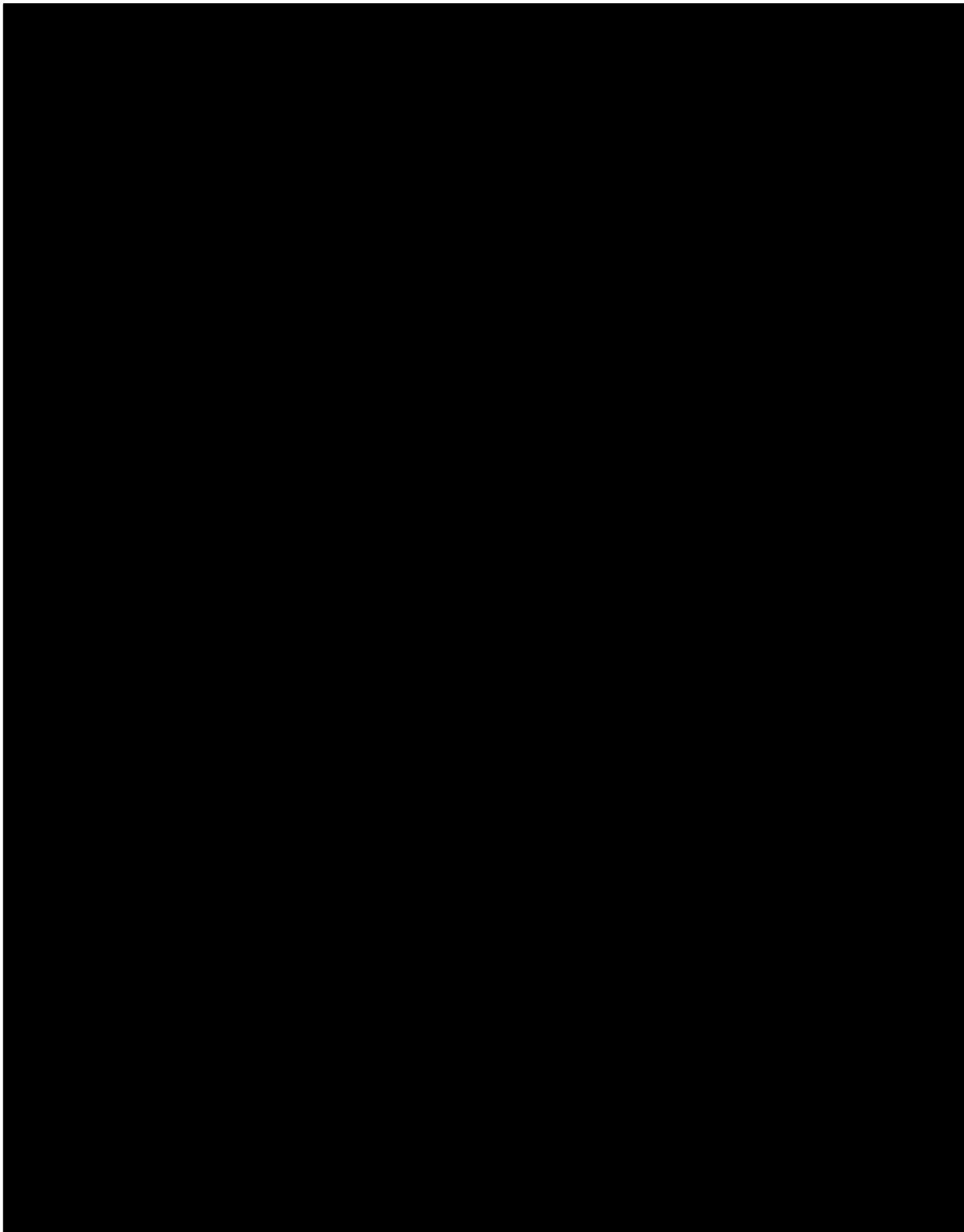
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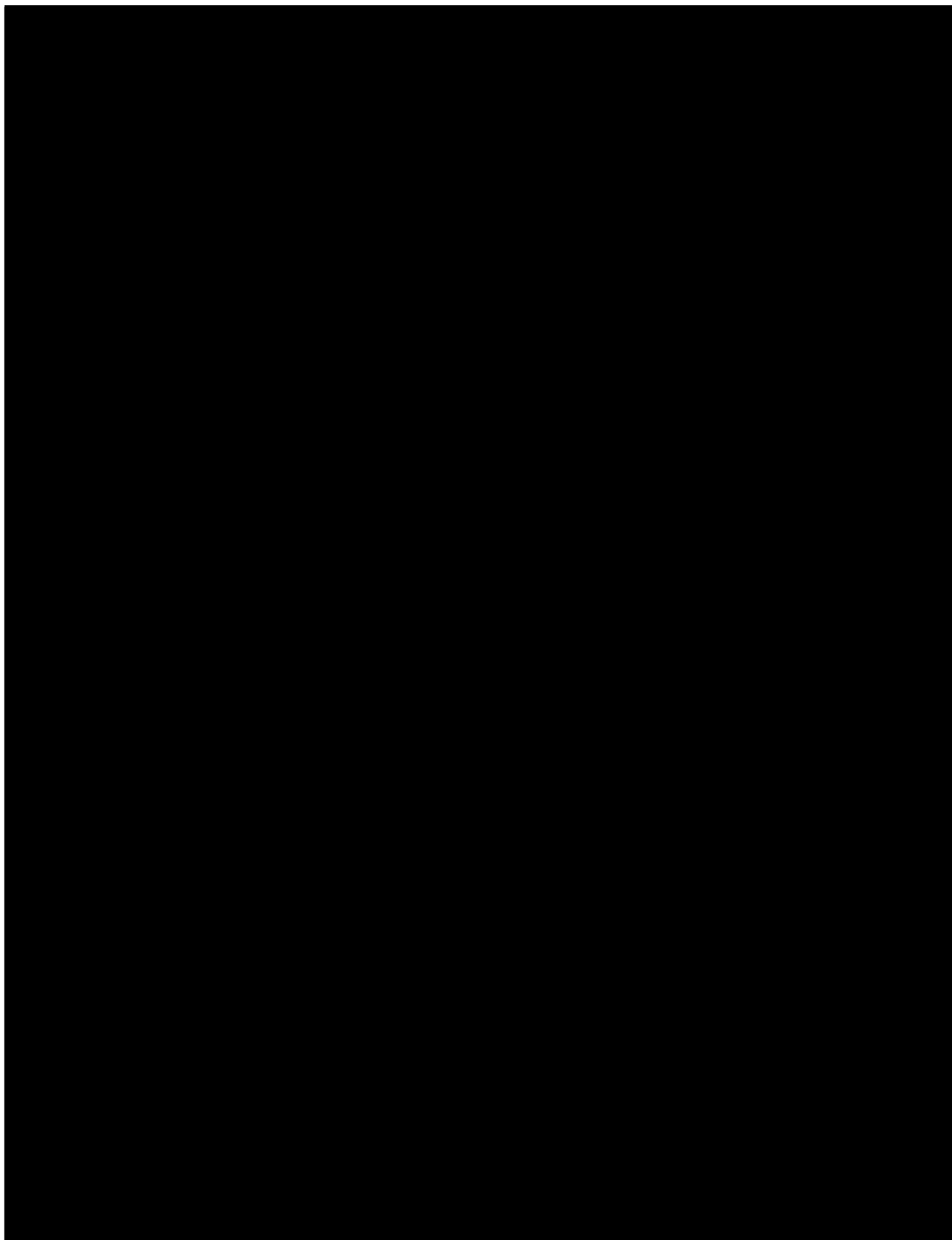
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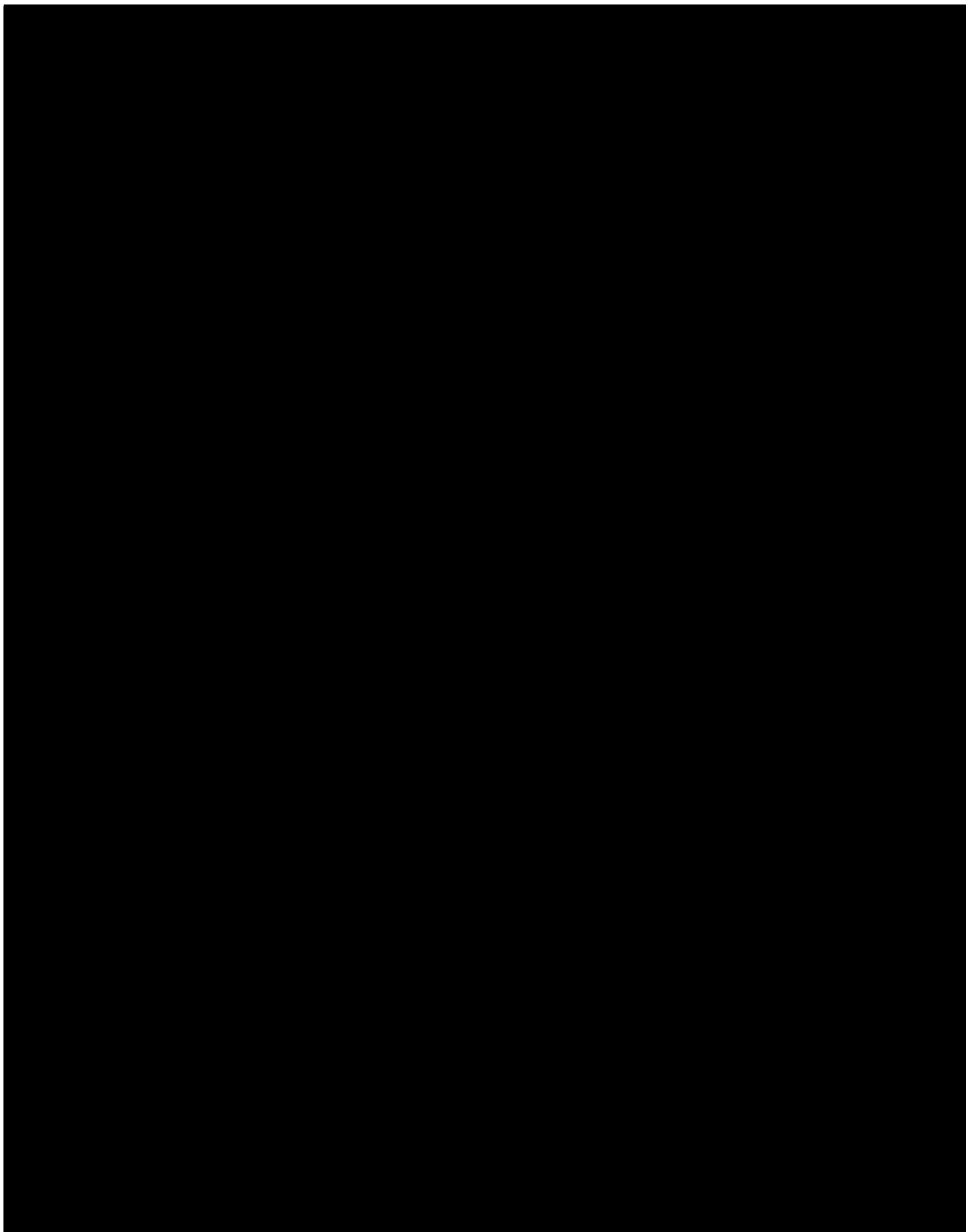


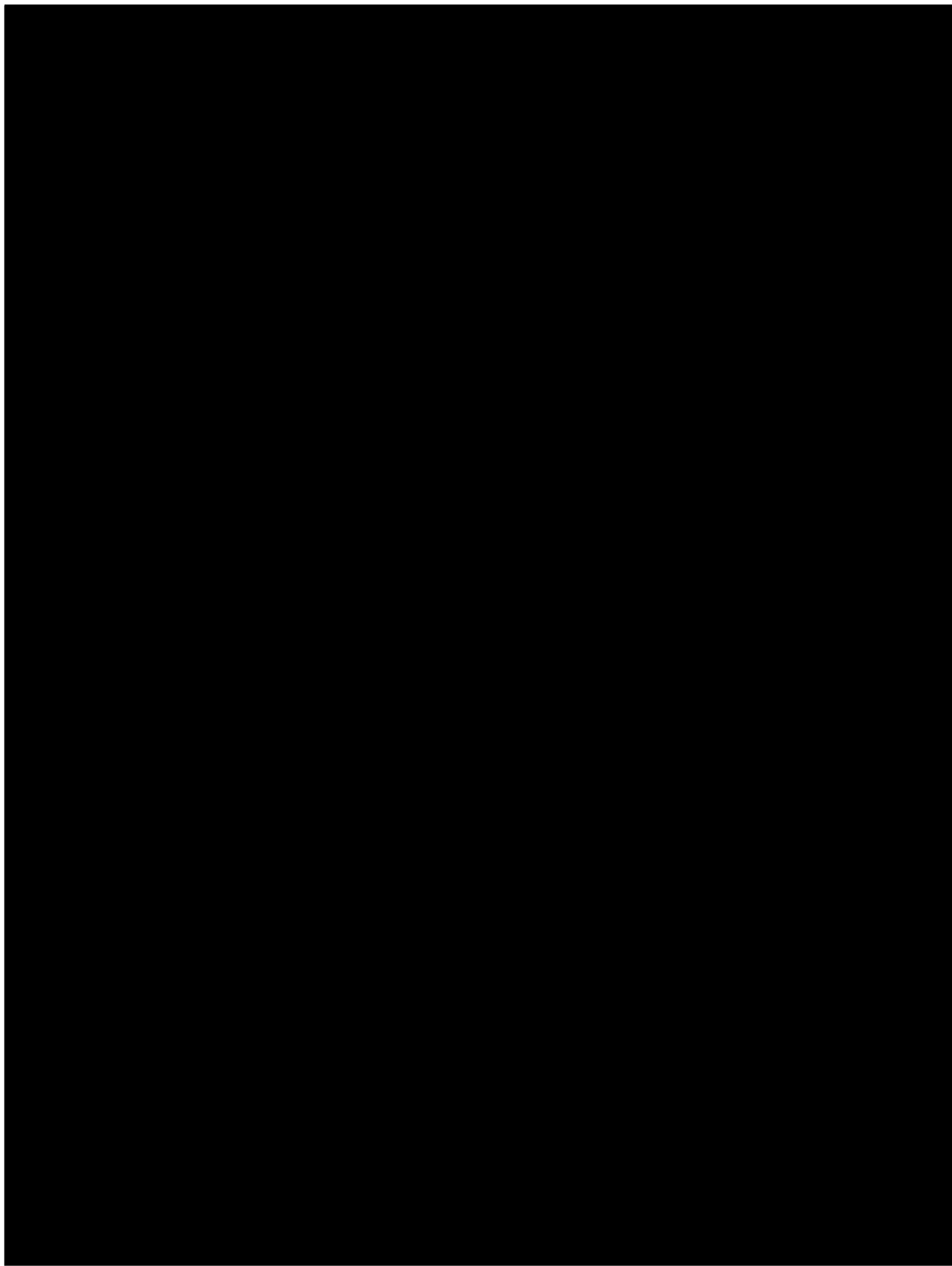


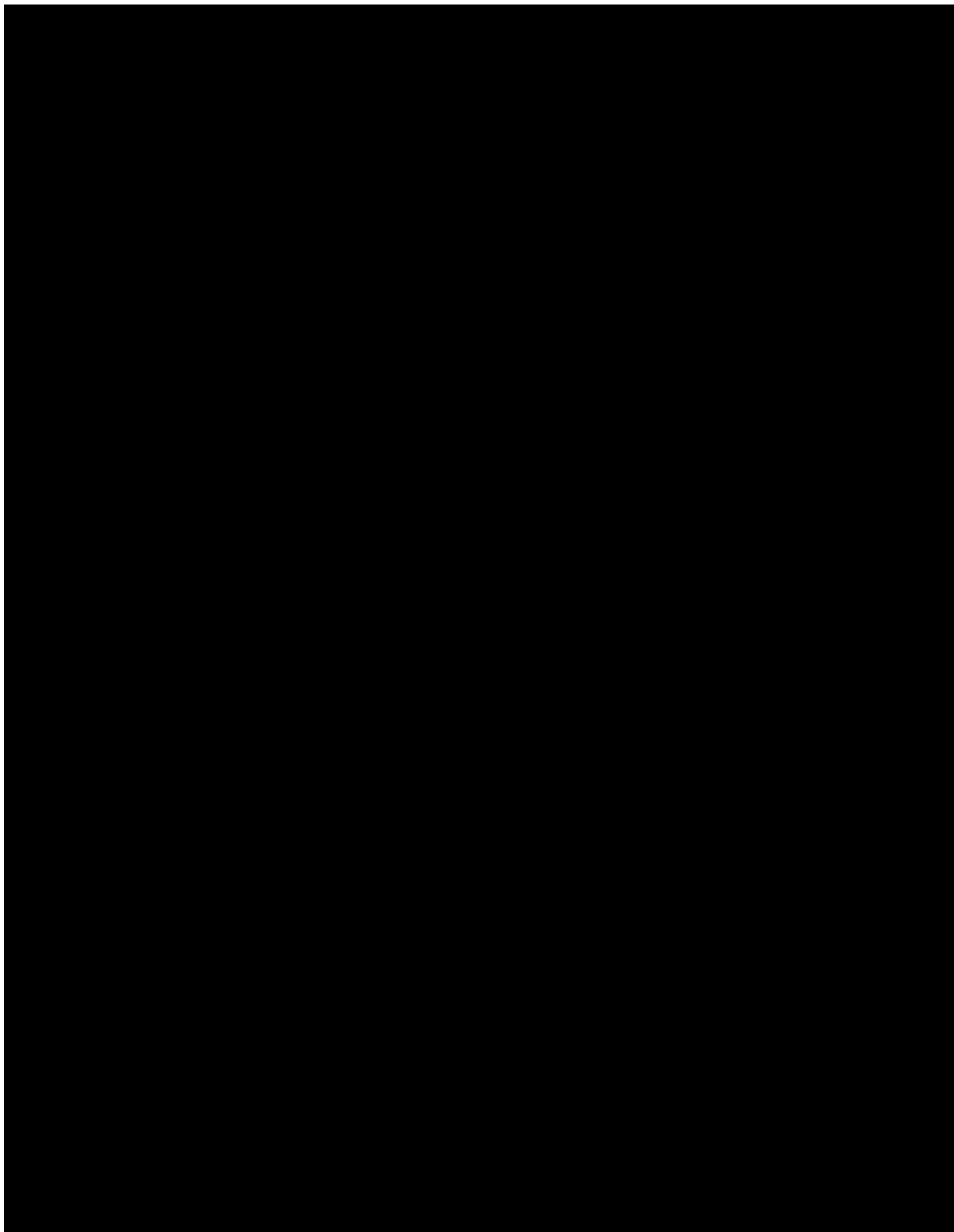


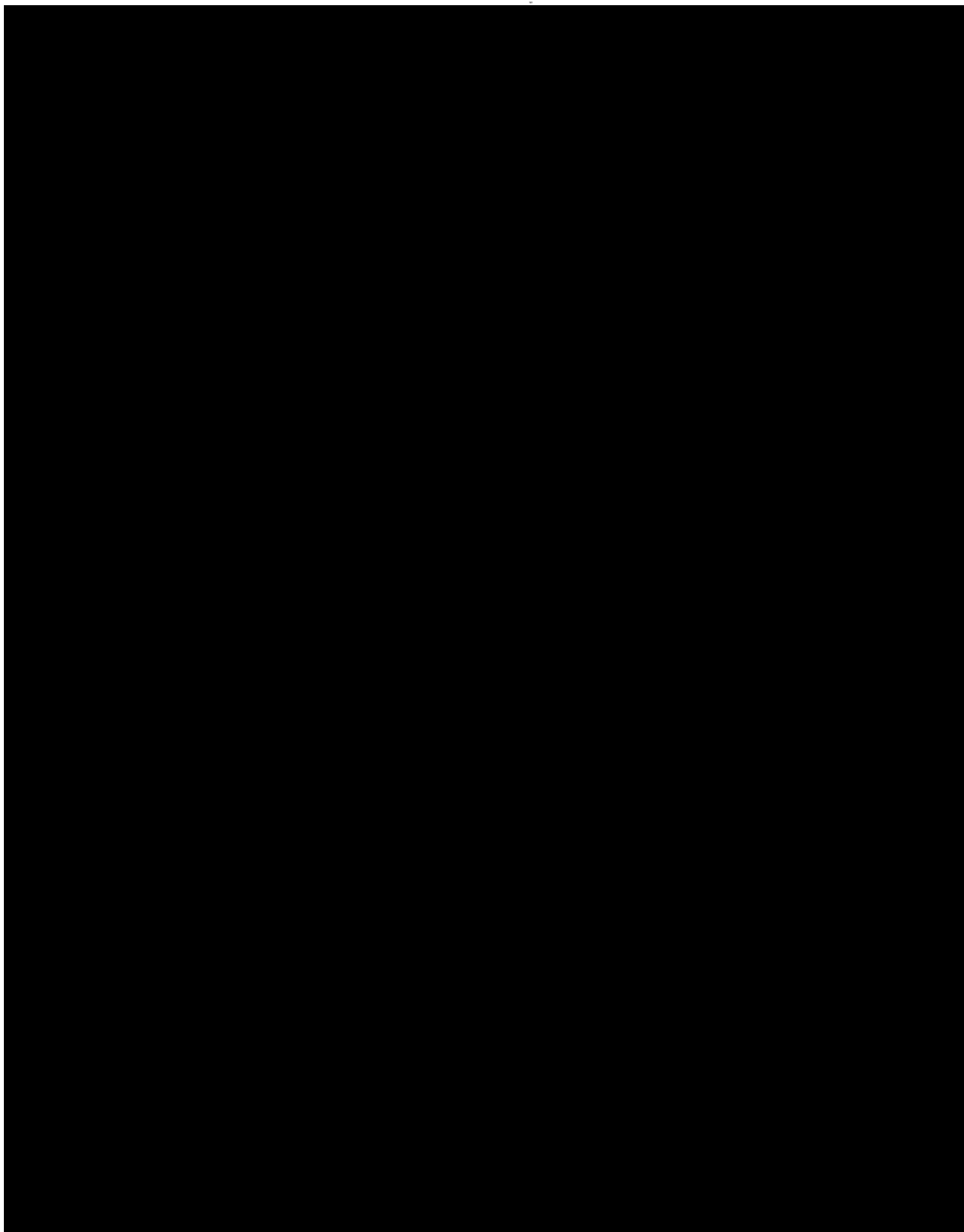


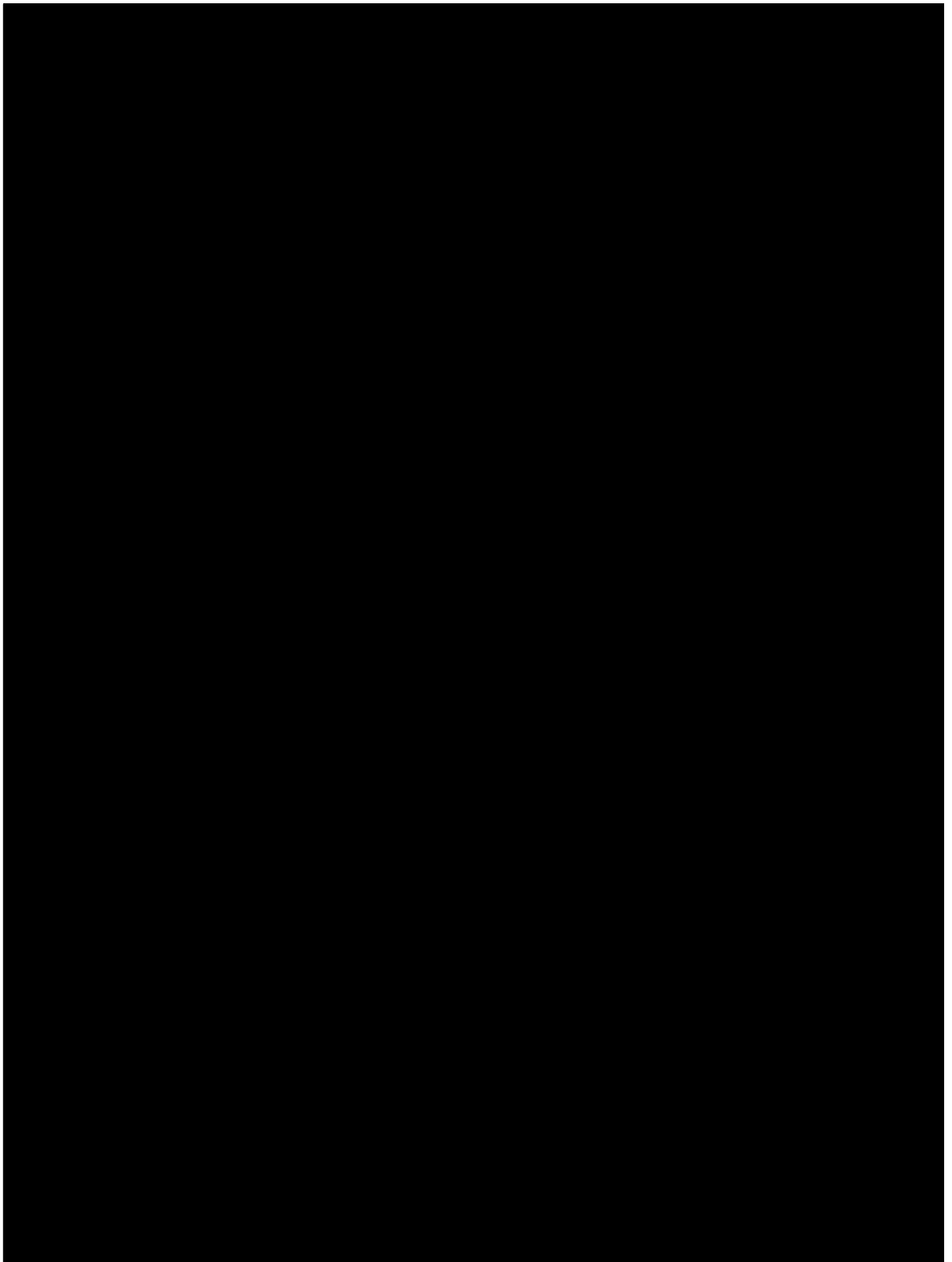


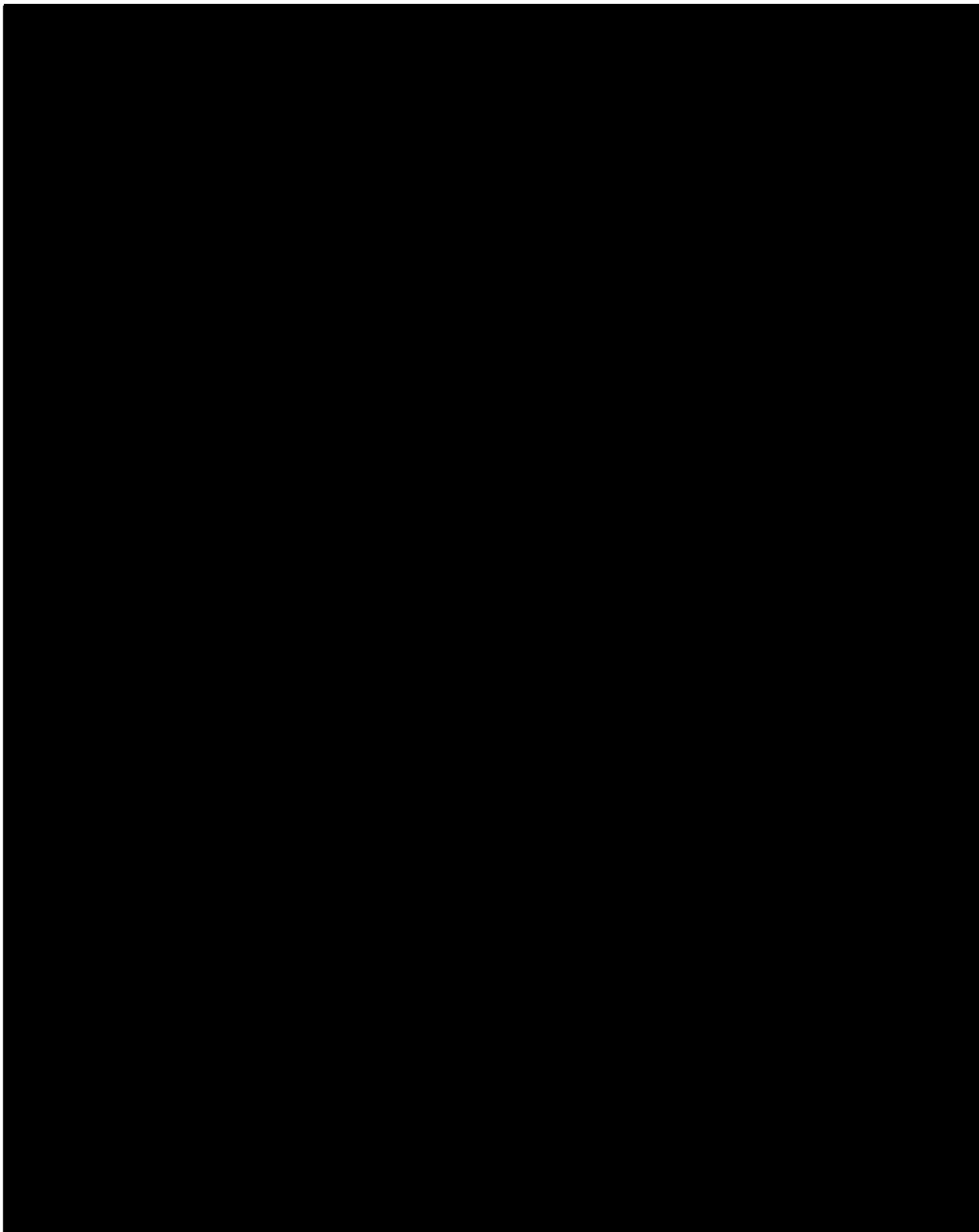


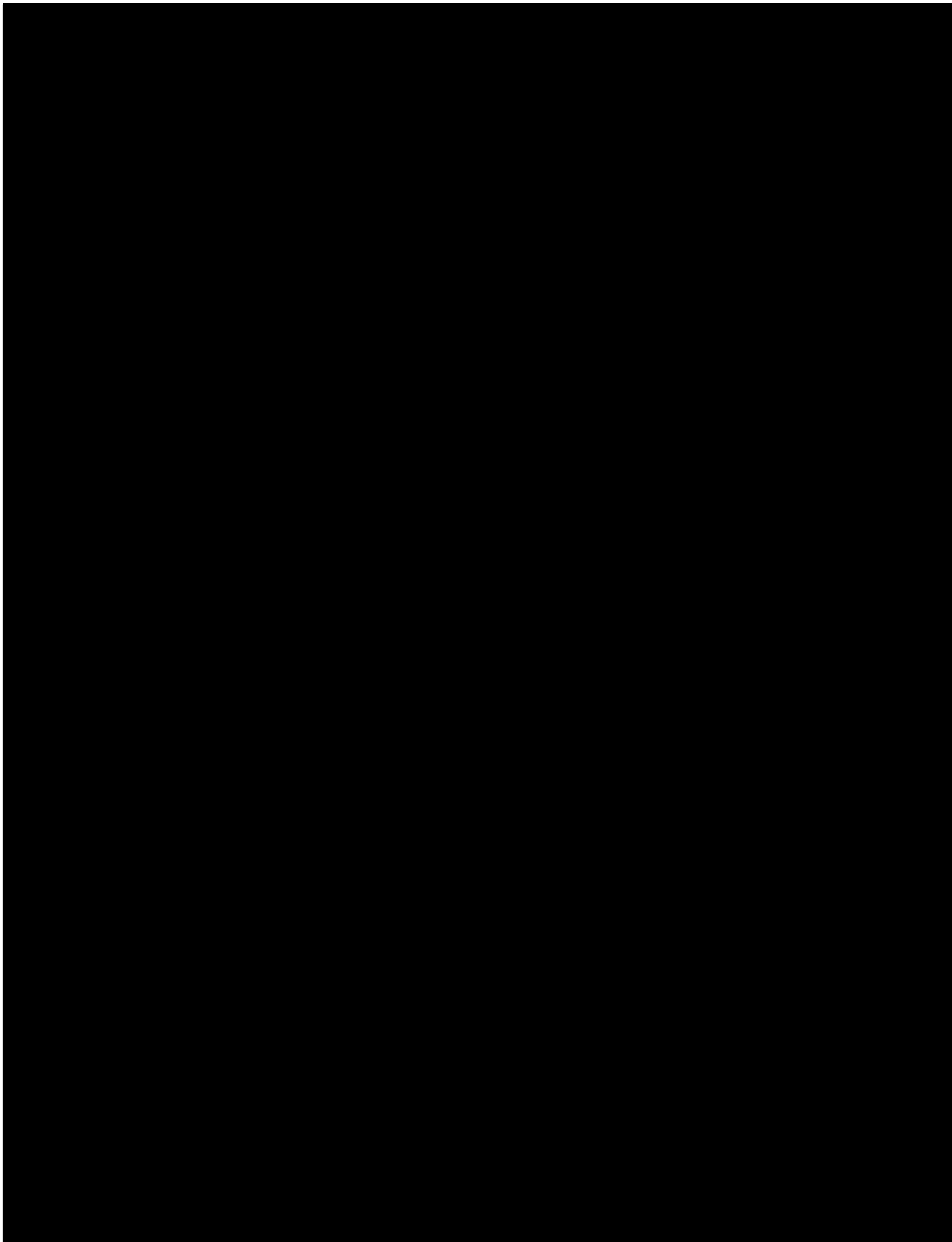


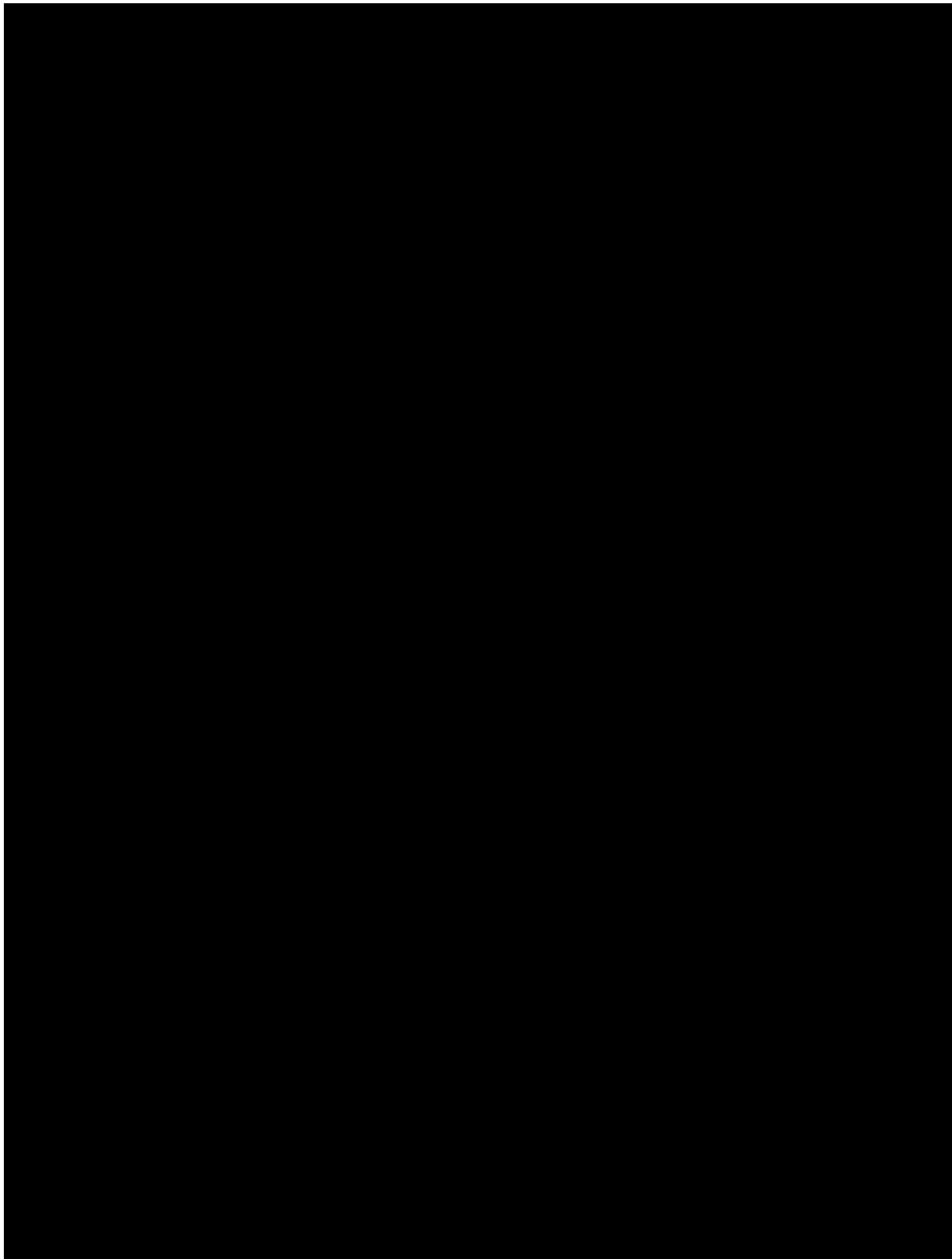


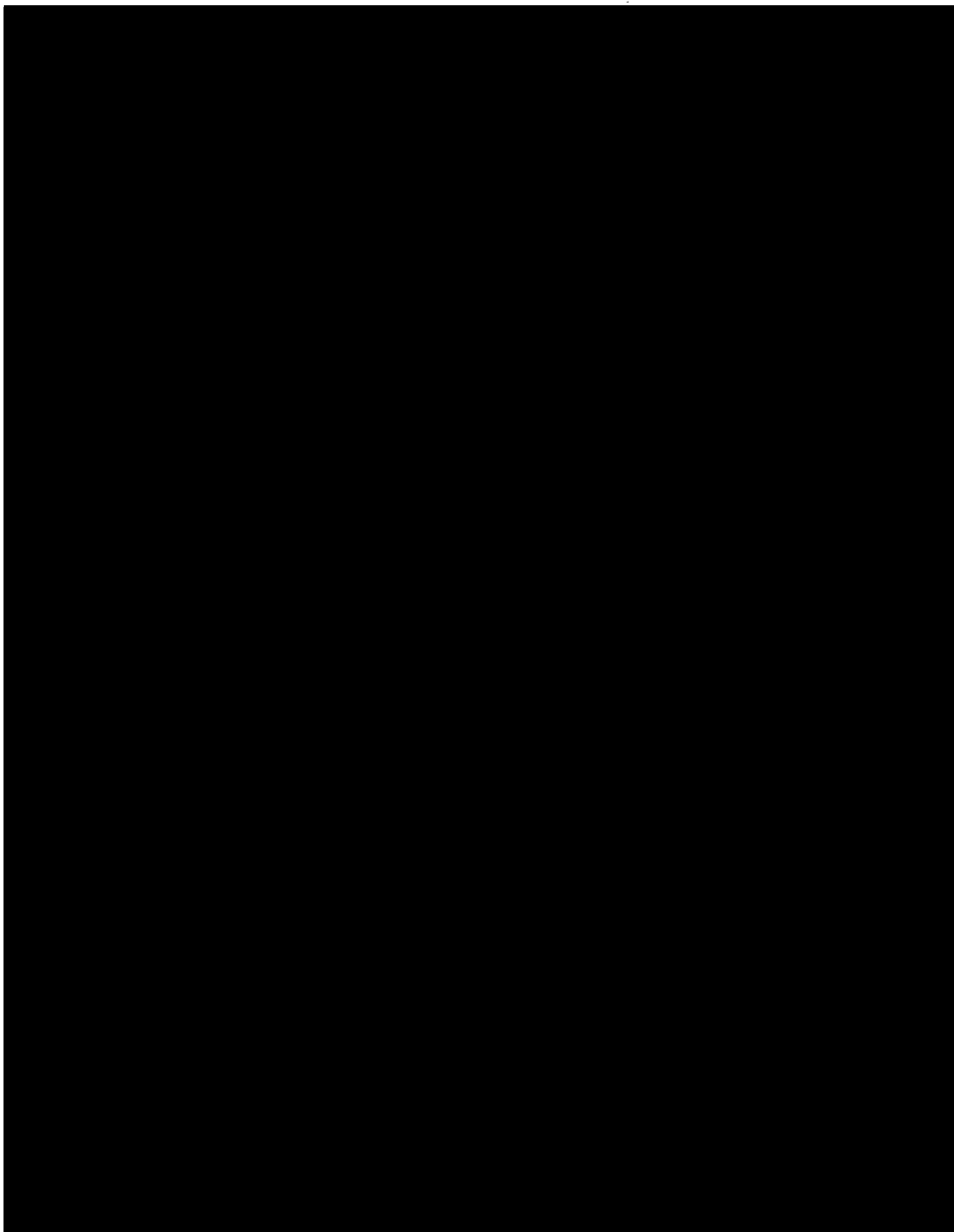


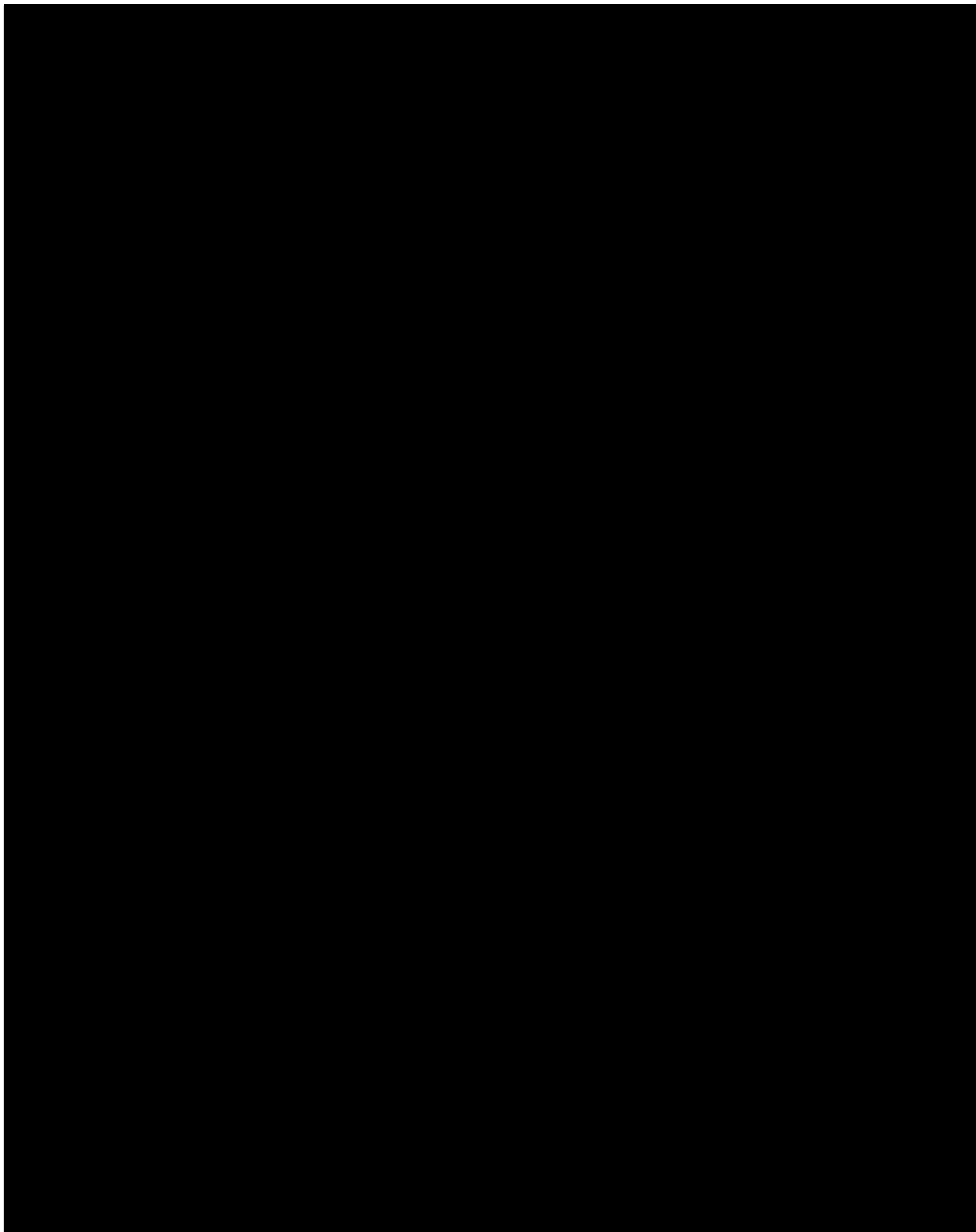






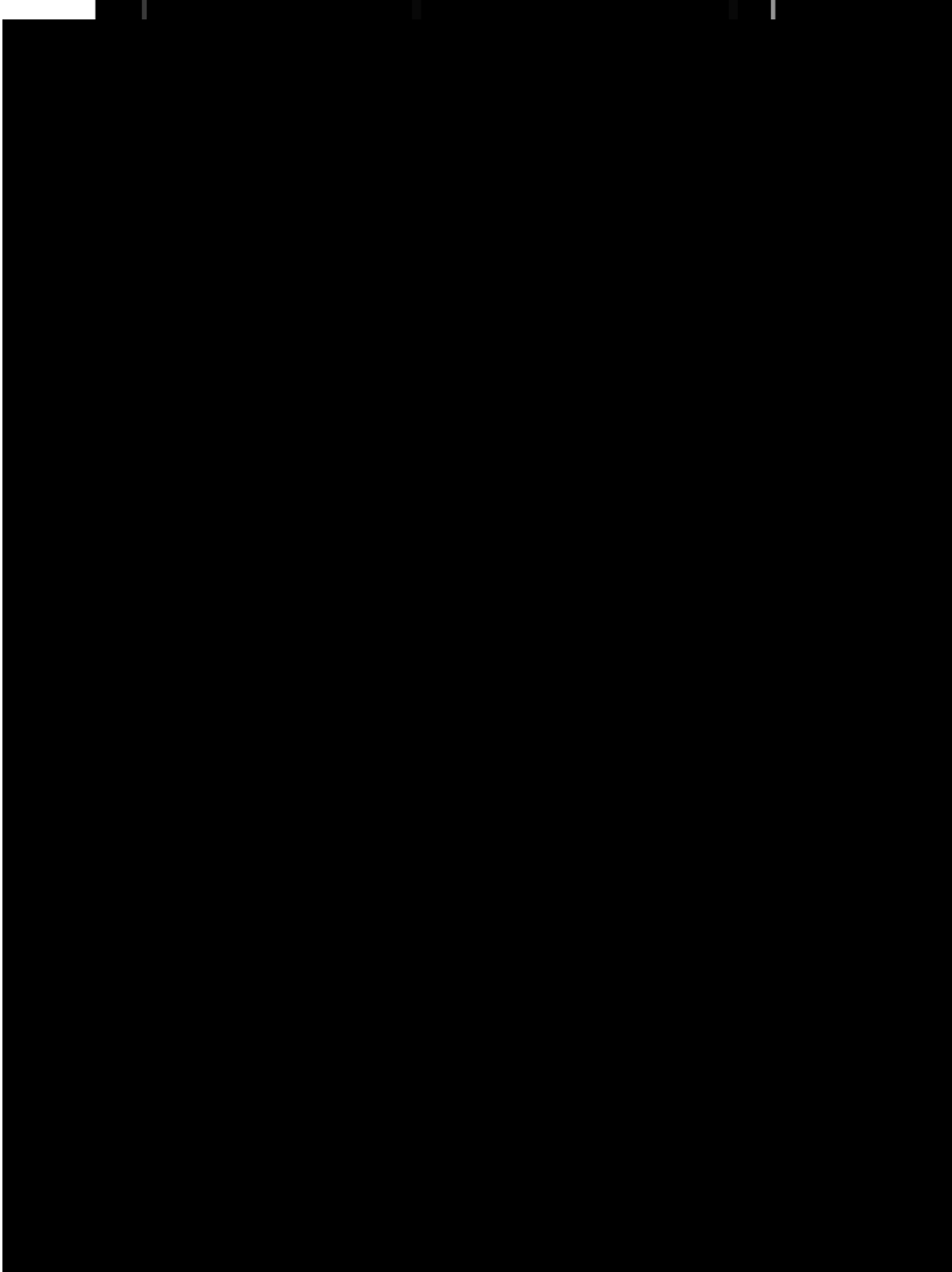


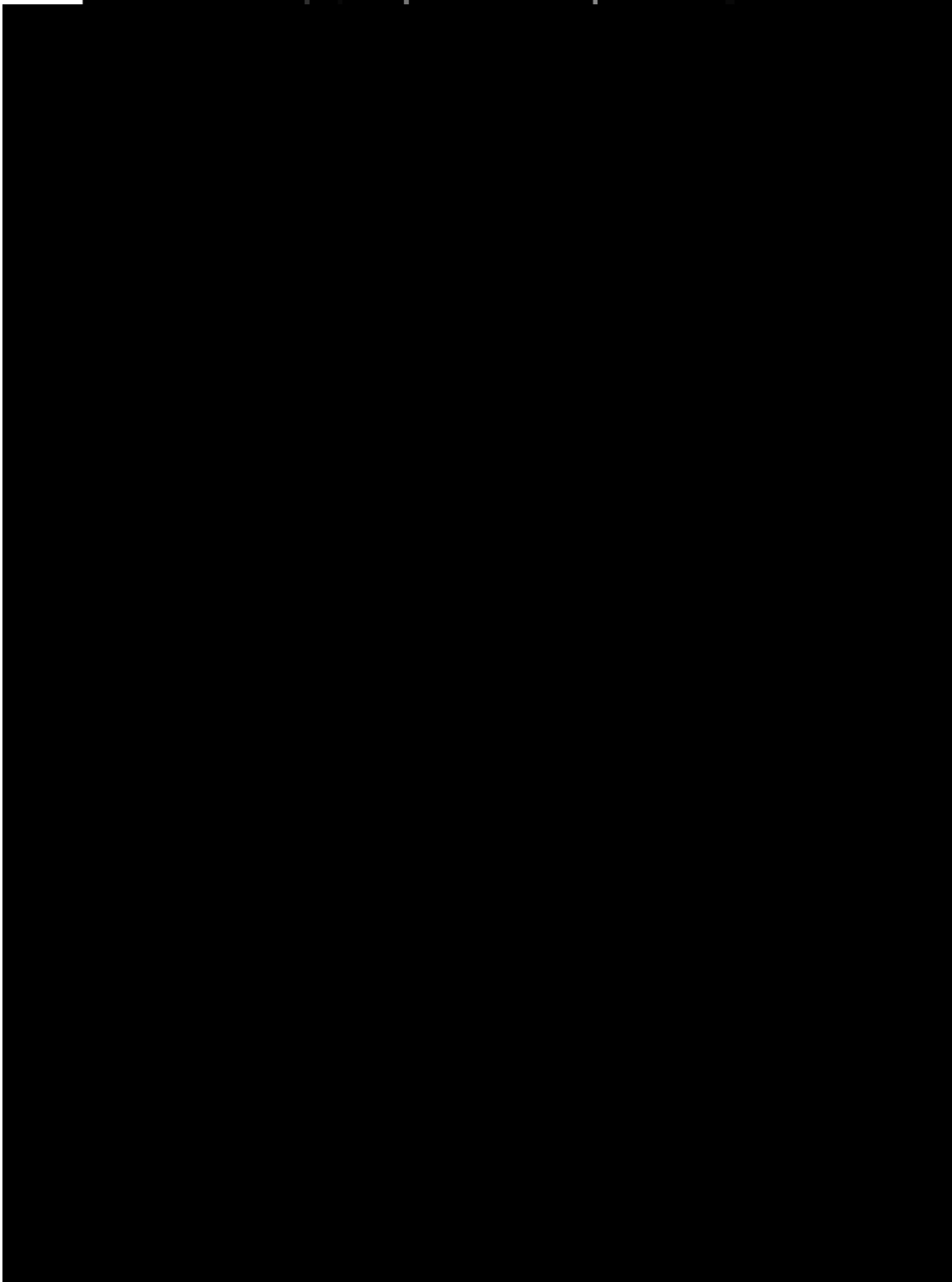


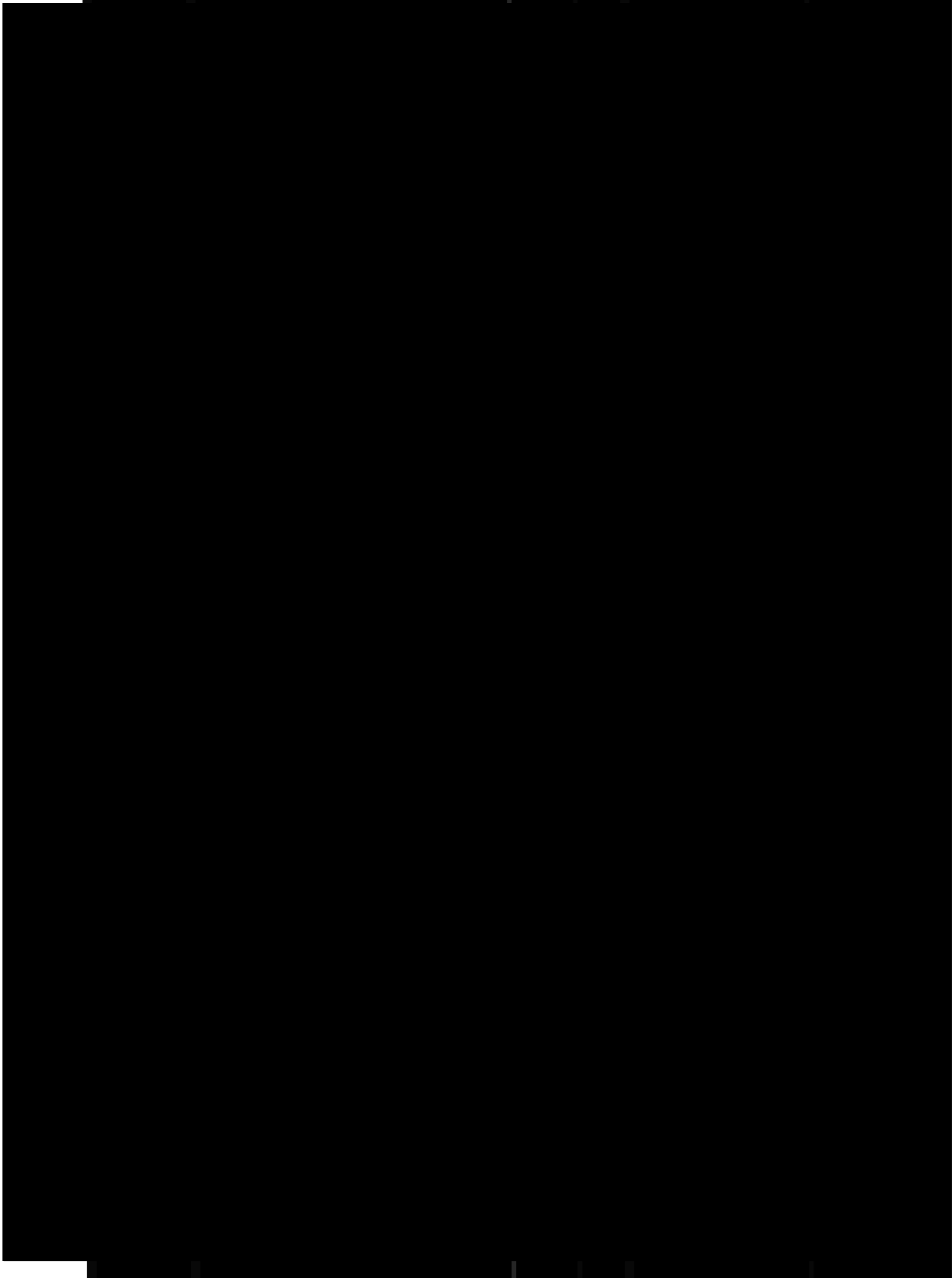


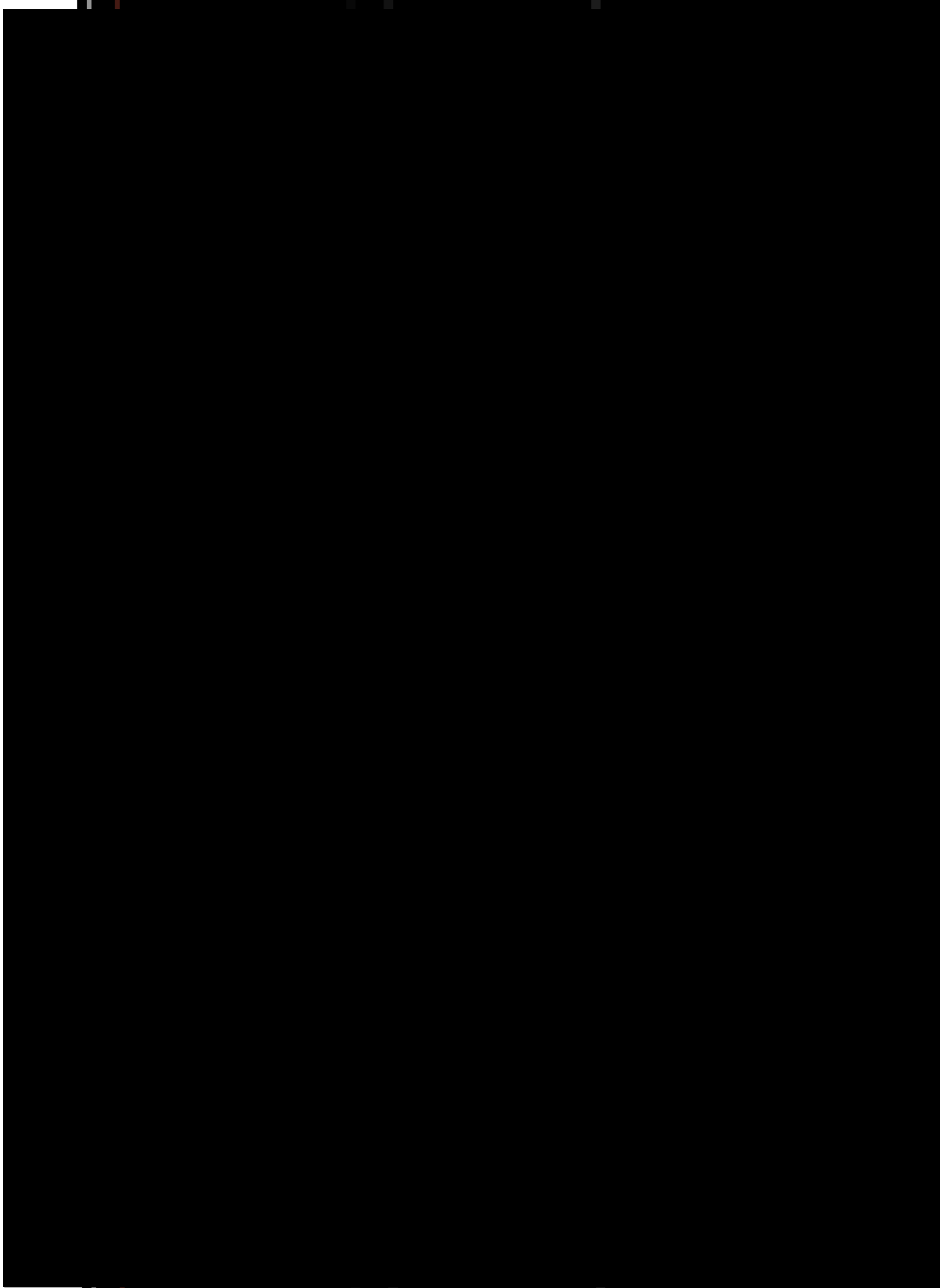
[REDACTED]

[REDACTED]









STATE OF NEW JERSEY
DIVISION OF TAXATION
SALES TAX COLLECTION SCHEDULE
RATE 8.625% EFFECTIVE JANUARY 1, 2018

Amount of Sale	Tax to be Collected	Amount of Sale	Tax to be Collected
\$0.01 to \$0.07	None	\$5.82 to \$5.96	\$0.39
0.08 to 0.22	\$0.01	5.97 to 6.11	.40
0.23 to 0.37	.02	6.12 to 6.26	.41
0.38 to 0.52	.03	6.27 to 6.41	.42
0.53 to 0.67	.04	6.42 to 6.56	.43
0.68 to 0.83	.05	6.57 to 6.71	.44
0.84 to 0.98	.06	6.72 to 6.86	.45
0.99 to 1.13	.07	6.87 to 7.01	.46
1.14 to 1.28	.08	7.02 to 7.16	.47
1.29 to 1.43	.09	7.17 to 7.32	.48
1.44 to 1.58	.10	7.33 to 7.47	.49
1.59 to 1.73	.11	7.48 to 7.62	.50
1.74 to 1.88	.12	7.63 to 7.77	.51
1.89 to 2.03	.13	7.78 to 7.92	.52
2.04 to 2.18	.14	7.93 to 8.07	.53
2.19 to 2.33	.15	8.08 to 8.22	.54
2.34 to 2.49	.16	8.23 to 8.37	.55
2.50 to 2.64	.17	8.38 to 8.52	.56
2.65 to 2.79	.18	8.53 to 8.67	.57
2.80 to 2.94	.19	8.68 to 8.83	.58
2.95 to 3.09	.20	8.84 to 8.98	.59
3.10 to 3.24	.21	8.99 to 9.13	.60
3.25 to 3.39	.22	9.14 to 9.28	.61
3.40 to 3.54	.23	9.29 to 9.43	.62
3.55 to 3.69	.24	9.44 to 9.58	.63
3.70 to 3.84	.25	9.59 to 9.73	.64
3.85 to 3.99	.26	9.74 to 9.88	.65
4.00 to 4.15	.27	9.89 to 10.00	.66
4.16 to 4.30	.28	Over \$10	.66*
4.31 to 4.45	.29	Over \$20	1.33*
4.46 to 4.60	.30	Over \$30	1.99*
4.61 to 4.75	.31	Over \$40	2.65*
4.76 to 4.90	.32	Over \$50	3.31*
4.91 to 5.05	.33	Over \$60	3.98*
5.06 to 5.20	.34	Over \$70	4.64*
5.21 to 5.35	.35	Over \$80	5.30*
5.36 to 5.50	.36	Over \$90	5.96*
5.51 to 5.66	.37	Over \$100	6.63*
5.67 to 5.81	.38	Over \$200	13.25*

* On amounts above \$10.00, the tax shall be \$0.06625 on each full dollar of the amount of sale, plus the tax on each part of a dollar in excess of a full dollar in accordance with the above formula.

ST-75 (1-18)

NOTICE: The enclosed N.J. State Sales Tax Certificate of Authority (CA-1) is a permit to:

- Collect N.J. State Sales Tax
- Issue N.J. Resale Certificates (ST-3)
- Issue N.J. Exempt Use Certificates (ST-4)

The Resale and Exempt Use Certificates can be found at: <http://www.nj.gov/treasury/taxation/pmtsale.shtml>

You must have a valid N.J. Sales Tax Certificate to collect Sales Tax or issue certificates.

If you are not subject to collect N.J. Sales Tax but need to issue Resale or Exempt Use Certificates, you can request to be placed on a "Non-reporting Basis". To be placed on a "Non-reporting Basis" you must complete Form ST-6205. This form can be obtained by downloading it at:

http://www.nj.gov/treasury/taxation/pdf/other_forms/sales/c6205st.pdf or by calling (609) 292-9292.

This Certificate of Authority (CA-1) must be displayed at your place of business.

STATE OF NEW JERSEY Certificate of Authority

DIVISION OF TAXATION
TRENTON, N J 08695

The person, partnership or corporation named below is hereby authorized to collect:

NEW JERSEY SALES & USE TAX

pursuant to: **N.J.S.A. 54:32B-1 ET SEQ.**

This authorization is good ONLY for the named person at the location specified herein.

This authorization is null and void if any change of ownership or address is effected.

Acting Director, Division of Taxation

BEST BUDS

**13 DEERPATH DRIVE
FLANDERS NJ 07836-9509**

Tax Registration No.: [REDACTED]

Tax Effective Date: **10-01-19**

Document Locator No.: **C0000068347**

Date Issued: **09-06-19**

This Certificate is NOT assignable or transferable. It must be conspicuously displayed at above address.



State of New Jersey

PHIL MURPHY
Governor

DEPARTMENT OF THE TREASURY
DIVISION OF REVENUE & ENTERPRISE SERVICES
P.O. BOX 026
TRENTON, NJ 08625-034
PHONE: 609-292-2146 FAX: 609-984-6679

SHEILA OLIVER
Lt. Governor

ELIZABETH MAHER MUOIO
State Treasurer

APPROVED

under the

Small Business Set-Aside Act and Minority and Women Certification Program

This certificate acknowledges BESTBUDS LLC is a WBE owned and controlled company, which has met the criteria established by N.J.A.C. 17:46..

This registration will remain in effect for three years. Annually the business must submit, not more than 60 days prior to the anniversary of the certification approval, an annual verification statement in which it shall attest that there is no change in the ownership, control or any other factor of the business affecting eligibility for certification as a minority or women-owned business.

If the business fails to submit the annual verification by the anniversary date, the certification will lapse and the business will be removed from the system (SAVI) that lists certified minority and women-owned businesses. If the business seeks to be certified again, it will have to reapply.



Peter Lowicki
Deputy Director

Issued: 7/30/2020
Certification Number: 75632-15

Expiration: 7/30/2023

The expiration date is contingent on the proper and on-time filing of all Annual Verifications. Please see above for more detail.

March 12, 2022

VIA HAND DELIVERY

City of Woodbury
33 Delaware Street
Woodbury, New Jersey 08096

Michael McQueeney
646-927-5502
mmcqueeney@foleyhoag.com

Re: Cannabis Application OPRA Exemptions

City of Woodbury:

This firm is counsel for BestBuds, LLC (“BestBuds”), who is submitting a local cannabis license application (“Application”) with the City of Woodbury (“Woodbury”). We write to address certain portions of the application that should be considered exempt from the Open Public Records Act, N.J.S.A. 47:1A-1, et seq. (“OPRA”). BestBuds provides this memorandum in connection with those conclusions, and to provide context as to why certain exemptions should apply.

By way of brief background, BestBuds notes that all application materials submitted by applicants to the New Jersey Cannabis Regulatory Commission (“CRC”) are expressly exempt from disclosure. For instance, N.J.S.A. 24:6I-36 identifies that “[a]pplication materials submitted to the [CRC] . . . shall not be considered a public record pursuant to P.L.1963, c.73 (C.47:1A-1 et seq.), P.L.2001, c.404 (C.47:1A-5 et al.), or the common law concerning access to government records.” The reason for a blanket exemption from disclosure is manifest: application materials themselves contain a host of different materials that might otherwise be exempt from disclosure, i.e., confidential proprietary business and financial information; but also, information containing security protocols for a product that is still considered a Schedule 1 controlled substance.

The preceding is provided to highlight the basis for the state-level exemptions, and to identify, by virtue of the substantial overlap between those items requested by both the CRC and Woodbury applications, that there is ample reason to designate several pertinent provisions of the Application as equally exempt from disclosure. It is highly unlikely that the Legislature would expressly designate such materials as exempt from disclosure at the state level, while permitting a back door for disclosure through the corresponding local approval process. Notwithstanding that, and though Woodbury is well-aware, OPRA itself identifies that information similar to that which is requested in its Application be exempt from disclosure under more traditional carveouts, including:

- “trade secrets and proprietary commercial or financial information obtained from any source.”

- “emergency or security information or procedures for any buildings or facility which, if disclosed, would jeopardize security of the building or facility or persons therein.”
- “security measures and surveillance techniques which, if disclosed, would create a risk to the safety of persons, property, electronic data or software.”
- “information which, if disclosed, would give an advantage to competitors or bidders.”

BestBuds submits that virtually all of the information that it provides in response to the Application falls into one or more of the above-referenced exemptions (and, as identified previously, contains information that crosses over with state-level submission that is already statutorily exempt from public disclosure). For instance, because cannabis licensure requires the submission of competitive applications, the information contained in such submissions are trade secrets in their own right, and information, which if readily obtainable, would enable competitors the ability to succeed predicated on little more than the borrowed wits of BestBuds. Similarly, because large portions of the Application require disclosure of security systems and methodologies, public disclosure would threaten the safety of BestBuds’ proposed operations. Finally, because the Application requires submission of information related to ownership, business strategy, financing, and lenders, public disclosure would threaten the proprietary nature of this information, especially at a stage when BestBuds is continuing to solicit additional financing.

Based on the preceding, BestBuds would respectfully submit that the following sections of its responses to the Application be deemed exempt from disclosure:

- Anything referencing business ownership, including as identified on Page 3 of the Application Form, and any written responses related thereto.
- All written narrative responses to evaluation criteria.
- BestBuds’ financial capability response.
- BestBuds’ Purchase and Sale Agreement for its property.

BestBuds understands the value of transparency; and its appearances at numerous City Council meetings and directly engaging with the public is demonstrative of that commitment. That being said, because cannabis is a highly competitive emerging marketplace and industry, BestBuds cites the preceding principles to identify the basis for its good faith request to keep those materials protected from disclosure and use from its potential competitors. As always, BestBuds is happy to make itself available to any questions that Woodbury may have.

Respectfully submitted,

/s/ Michael C. McQueeney