



Environmental Impact Plan

Businesses in the private sector are essential to developing a sustainable world and must lead the charge of creating environmentally friendly policies, practices, and procedures. Ivy Hall's minority owner; David Berger, has a background in developing, building and operating sustainable energy projects, will inform the policies implemented to minimize the company's environmental impact and carbon footprint. Ivy Hall will seek to reduce our resource needs by pledging to use renewable energy to power the facility, maximizing energy-efficient measures, establishing an incentive program for recycling packaging and cartridges, and implementing an in-house composting and recycling program to be used in our Destruction and Disposal Plan, essentially rendering Ivy Hall a zero-waste facility. Ivy Hall not only views these programs as environmentally responsible but an opportunity to maintain sustainability, lower our operating expenses, and pass the savings onto our purchasers.

Environmental Certifications

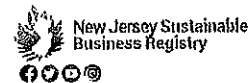
David Berger will be the designated sustainability officer who will conduct internal audits to assess the measures by Ivy Hall and class 5 retailer location in Neptune City.

Ivy Hall has filed a Registry Application with the New Jersey Sustainable Business Registry.

In order to obtain Once open, and after inspection, we believe we will obtain the New Jersey Department of Environmental Protection Stewardship Certification.



Completed a Phase 1 Environmental Site Assessment which shown that there are no ill effects with 35 W Sylvania Ave, Neptune City, NJ 07753.



Save Money. Share Your Story.
TESTIMONY
CONTACT US



View Edit

Business Information

Name of Organization:
Ivy Hall NJ
Business Logo:

IVY HALL

Organization Type:
Retail
Business Description:
Cannabis Dispensary
Contact Person:
David Berger
Business Location:
32 W Sylvania Ave
07753 Neptune City, NJ
United States
40° 11' 40.308" N, 74° 1' 31.12" W
See map: Google Maps

Upon completion of construction, Ivy Hall will be a LEED certified building and operator.

Environmental Management System

Capitalizing on the experience of the Management Team, Ivy Hall will be able to efficiently implement energy-efficient measures and procure renewable energy to power the dispensary.

1. Energy-efficiency Measures

To expand on our environmental plan by reducing our energy usage, Ivy Hall will use efficient equipment to create long-lived reduction in electricity usage that is built into the equipment and not reliant on human behavior. The Ivy Hall facility will be constructed so that it uses many energy-efficiency technologies by proper balancing, air sealing, and insulation and ventilation working together to create a comfortable, healthy building environment.

- Wireless Temperature Controls:** Programmable thermostats that provide the benefits of a large commercial Heating Ventilation Air Conditioning ("HVAC") system without the complexity or price.
- Air Sealing:** A cost effective way to lower energy use and heating and cooling costs through using foaming, caulking, duct sealing and weather-stripping to reduce air leakage.





- c. *Insulation:* Using fiberglass batts, blown-in cellulose, rigid foam and spray foam will increase the effectiveness of airflow by decreasing the HVAC systems energy usage.
- d. *Ventilation:* The process of introducing fresh air into a room, to control air quality by diluting and displacing indoor pollutants.
- e. *Lights:* The newest high efficiency LED lighting which uses 40% less energy than older versions.
- f. *Low Flow Water Fixtures:* Spray valves, faucet aerators can reduce water, heating and sewer costs.
- g. *Electric Vehicle Charging Stations:* The Edison Electric Institute projects over 7 million EVs by 2025, 10x the number on the road today. Ivy Hall will have at least 1 EV charging station in its parking area to encourage usage of electronic vehicle.
- h. *Exterior Windows:* Ivy Hall will utilize tinted 3M Safety Series shatterproof security film at 14 mm thickness, providing intrusion resistance for 2 minutes or longer. The tint reduces 60% of the heat coming through the window and filters 97% of the sun's infrared rays and 99.9 percent of harmful UV rays, reducing HVAC energy use.

2. Renewable Electricity

New Jersey is 1 of 18 states that enjoys deregulated electricity, which is the removal or simplification of government rules and regulations that constrain the operation of market forces. Deregulation occurred when the Federal Energy Regulatory Commission limited its authority to wholesale transactions, allowing states to determine if and how they should allow retail price competition. As a deregulated state in it allows businesses and individual consumers the opportunity to purchase their electricity from third party sources and not directly through government-regulated utilities. As a result, in New Jersey we can not only decide how our energy is generated but who generates it.

Should we be successful in obtaining our license, Ivy Hall will strive to be powered by renewable energy, when possible. To procure this power, the Ivy Hall will participate in an energy auction process administered from Transparent Energy who is based in Fairfield, New Jersey in which the only bidders are Individual Power Producers ("IPPs") that bid energy produced from renewable energy sources such as wind and solar power generating projects. With renewable energy prices on par with other sources, Ivy Hall will not pay a premium for our power procurement as the auction will confirm.

3. Responsible Transportation

Ivy Hall will encourage employees to take public transportation and/or through riding their bikes by incentives though product giveaways, samples and competitions such as our Bike to Work Week. There will be a bike rack on site in compliance with Neptune City regulations.

Recycling Program

1. Compost Recycling

The facility will have cannabis waste that will need to be disposed of, which will be performed for products in quarantine. As part of that plan, which is to render the cannabis waste unusable and unrecognizable, Ivy Hall will grind the cannabis with other ground materials, so the resulting waste is at least 50% non-cannabis waste by volume. Ivy Hall will only use compostable mixed waste in its destruction protocols, which may include food waste, yard waste, and vegetable-based grease or oils, further described below.

Ivy Hall will have a robust composting and recycling program requiring all persons visiting the facility, including purchasers and employees, to dispose of any items no longer needed into separate and color-coded garbage, recycling, compostable waste, and non-compostable waste bins. These measures will allow Ivy Hall to retain materials used for in our Disposal Plan.



2. Reduce Single Use Plastic Packaging - Take-back and Recycling

We will commit to take back packaging and empty cartridges for free recycling and provide a 2% discount on any future product purchase for customers who bring in packaging from prior purchases. Ivy Hall will attempt to return these recycled materials to the original cultivation center for reuse, and will collaborate with cultivation centers, infusers, and craft growers on developing and expanding container recycling programs. Should producers be unwilling to take back and packing or cartridges, we will ensure that they are recycled. We view the recycling of purchaser packaging waste, including cartridges, as a practical real-life recycling program where we have the benefit of reducing our compostable and non-compostable acquisition costs, and making our Ivy Hall facility a zero-waste facility.

Waste Disposal & Sanitation Plan

Ivy Hall is aware that destruction and disposal activities present a unique diversion and theft opportunity for nefarious actors; without proper monitoring and communication, individuals with criminal intent could take advantage, removing products prior to destruction without detection. To guarantee that this does not take place at our facility, Ivy Hall has developed a Waste Destruction Plan which requires the timely destruction of materials cleared for disposal and includes meticulous tracking and communication with appropriate parties.

All cannabis waste, including expired, adulterated, diseased, and/or contaminated items, will be weighed, recorded, entered into BioTrackTHC and transferred to quarantine prior to destruction. Once earmarked for destruction and verified by the Inventory Manager, our QAM/RC will transmit to the Commission notice of intended destruction through the State's traceability program at least 7 days prior to rendering the product unusable and disposing of the product. In addition, for our own recordkeeping purposes, our QAM/RC or a competent craft grower agent will complete a Notice of Intended Waste Destruction Report, which includes:

- Date and time the materials were moved into quarantine and designated for destruction;
- Details of the proposed method of destruction;
- Name and weight/quantity of the cannabis waste;
- Name and weight/quantity of the non-cannabis compostable waste (or non-compostable waste, if applicable);
- Names and ID numbers of the agents who moved the waste into quarantine;
- Name and ID number of the manager who will oversee the destruction/disposal activities;
- Date and time Ivy Hall intends to dispose of the waste; and
- Name and address of the local health Commission-approved waste hauler, municipal waste landfill, resource recovery facility, or incinerator to whom Ivy Hall intends to send the unusable and unrecognizable cannabis waste.

All destruction and disposal activities will be conducted in a controlled area by at least two employees (one of whom is a supervisor who will verify all activities) and will take place within view of our continuously-recording video surveillance system. All destruction and disposal actions taken will also be recorded in our inventory management system for recordkeeping purposes, including:

WASTE DESTRUCTION CONFIRMATION REPORT	
DATE _____ TIME _____	AGENT NAME/NUMBER COMPLETING REPORT _____
DESCRIPTION OF MATERIALS DESTROYED (include product type(s), identification number(s), manufacturer, and other identification information) _____	
WEIGHT OF ABOVE MATERIALS (separated by product type) _____	
DESCRIPTION OF DESTRUCTION METHOD: _____	
NAME AND WEIGHT/QUANTITY OF NON-CANNABIS WASTE USED: _____	
DATE/TIME OF DESTRUCTION: _____	
NAME/ID NUMBER OF MANAGER WHO OVERSAW DESTRUCTION: _____	
NAME/ADDRESS OF HAULER, LANDFILL, RECOVERY FACILITY, OR INCINERATOR: _____	
DATE/TIME WASTE PICKED UP: _____	
CONFIRMATION (check all that apply): ☐ Destruction took place within 24 hours of quarantine ☐ Destruction method is accordance with Department-approved plan	
(If initial of the above not checked, complete page 2 and provide explanation) _____	
SIGNATURE OF AGENT COMPLETING REPORT: _____	
NAME AND SIGNATURE OF MANAGER: _____	
NAME AND SIGNATURE OF SECURITY PERSONNEL: _____	
DATE/TIME SENT TO DIVISION AND METHOD OF TRANSMISSION: _____	
DATE/TIME SENT TO STATE POLICE AND METHOD OF TRANSMISSION: _____	



- Date and time of the destruction;
- Name and weight/quantity of the cannabis waste (both before and after destruction);
- Name and weight/quantity of the non-cannabis compostable waste (or non-compostable waste, if applicable);
- Names and ID numbers of the agents conducting the destruction and disposal activities;
- Name and ID number of the manager overseeing the destruction and disposal activities;
- Details of the method of destruction;
- Date and time of the disposal; and
- Name and address of the local health Commission-approved waste hauler, municipal waste landfill, resource recovery facility, or incinerator which accepted the waste for disposal.

Disposal records will be maintained for at least 5 years from the date of disposal (or longer if the Commission requires) in accordance with N.J.A.C. 17:30 and will be made immediately available (in hardcopy or digitally) for the Commission's review upon request.

Immediately after waste has been destroyed in accordance with waste destruction protocols, our QAM/RC will complete (and transmit to the Commission if permitted) a Waste Destruction Confirmation Report confirming that destruction has taken place in accordance with protocol and providing any additional detail on disposal to the extent it differs from the initial Notice of Intended Waste Destruction Report.

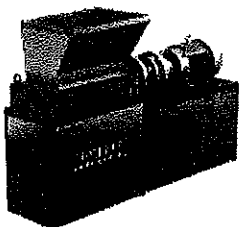
All cannabis waste, including expired, adulterated, diseased, and/or contaminated products will be weighed, recorded, entered into our inventory management system, and transferred to quarantine prior to destruction. Once earmarked for destruction, the waste will be transferred from quarantine to an adjacent dedicated, restricted-access Waste Destruction/Disposal Area and promptly rendered unusable and unrecognizable.

Waste Disposal Plans

The Ivy Hall strives to minimize the waste generated at the facility by efficiently reusing the food, plastic and paper waste products and establishing a take-back and recycle program by accepting used packaging and empty cartridges from past purchasers and providing incentives on future sales.

In accordance with N.J.A.C. 17:30-9.14, Ivy Hall will properly dispose and destroy cannabis waste as needed.

To minimize our carbon footprint and mitigate our impact on the environment, our preferred method of destruction will be to pulverize, grind, and mix the cannabis waste with ground compostable waste, which includes food waste, yard waste, and vegetable-based grease or oils, such that the resulting mixture is at least fifty percent non-cannabis waste by volume. Such resulting cannabis waste will qualify as unusable and unrecognizable only when all components of the waste are completely and totally indistinguishable and incapable of being ingested, inhaled, injected, swallowed, or otherwise consumed by any

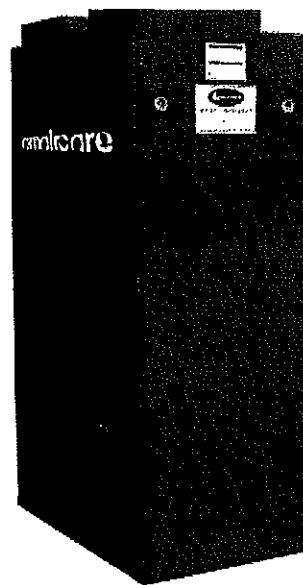


NOTICE OF INTENDED WASTE DESTRUCTION REPORT	
DATE	TIME
AGENT NAME/NUMBER COMPLETING REPORT	
DESCRIPTION OF MATERIALS DESIGNATED FOR DESTRUCTION (include product type(s), identification number(s), manufacturer, and other identification information)	
WEIGHT OF ABOVE MATERIALS (separated by product type):	
DATE/TIME MATERIALS ABOVE MOVED INTO QUARANTINE:	
NAME/ID NUMBERS OF AGENT(S) WHO MOVED ITEMS INTO QUARANTINE:	
PROPOSED DESTRUCTION METHOD:	
NAME AND WEIGHT/QUANTITY OF NON-CANNABIS WASTE TO BE ADDED:	
DATE/TIME OF PROPOSED DESTRUCTION:	
NAME/ID NUMBER OF MANAGER WHO WILL OVERSEE DESTRUCTION:	
NAME/ADDRESS OF PROPOSED WASTE HAULER, LANDFILL, RECOVERY FACILITY, OR INCINERATOR	
SIGNATURE OF AGENT COMPLETING REPORT:	
NAME AND SIGNATURE OF MANAGER:	
NAME AND SIGNATURE OF SECURITY PERSONNEL:	
DATE/TIME SENT TO DEPARTMENT AND METHOD OF TRANSMISSION:	
DATE/TIME SENT TO NJ STATE POLICE AND METHOD OF TRANSMISSION:	





person. **Cannabis waste will never be sold.** Ivy Hall will use a commercial waste shredder, such as JWC's Monster Industrial 1-SHRED-H-0800, to grind and pulverize waste.



Odor Mitigation

Cannabis produces a pungent and dense odor, and Ivy Hall must constantly be conscious of the smell to not be a nuisance to our neighbors and the community we serve. Additionally, Ivy Hall must prevent the presence of mold spores within the facility to ensure the safety of both our employees and the purchasers that visit our Ivy Hall. We will install the Americare 10000 Heavy Duty HEPA Air Filtration System which is a high-quality air purification unit. This tri-filter design allows for significant airflow that uses the existing duct network to deliver clean, odorless air to every room. This air system will be installed to reduce the odors and improve air quality generated through our dispensary. Additionally,

Noise Mitigation

Ivy Hall will deploy a sound monitoring system to monitor the noise produced through the facility and our surrounding neighborhood. The levels of sound and air quality will be continuously monitored and reported to management via email and text alerts. This will allow acceptable levels of environmental levels to be set and monitored for the safety and security of our employees, neighbors, and patrons.

Paperless Facility Policies

Ivy Hall will strive to be a paperless facility to the extent practicable given our goal of minimizing our environmental impact at all levels of operations. In line with best practices, we may retain critical hardcopy records onsite with duplicative copies securely stored at an offsite records storage facility; but as our training and educational materials are treated as living documents in a constant state of enhancement, should we completely dissolve of certain material, we will do in accordance with our Recycling Program described above.

Ivy Hall will provide electronic tablets to be used for Employee and Agent training, and with each new iteration, updated materials will be re-issued to all appropriate employees in digital format. Attempting to be a paperless organization, in furtherance of our commitment to mitigate our environmental impact, we will opt for digital documents and records whenever lawful, practical and consistent with providing the best customer service and care.

Employee Impact

Ivy Hall's leadership and ownership teams share the belief that giving back to the community is essential to being part of the community. Ivy Hall welcomes the opportunity to reward employees who wish to dedicate their time to a key cause, including environmental efforts and organizations. Employees will be allowed to take off two days a year to volunteer at their non-profit of choice. In addition to Paid Time Off ("PTO") program in which Ivy Hall will provide 10 paid days of their hourly rate at an amount of 8 hours per day. To incentivize employees to participate in a neighborhood benefit such as cleanup efforts, they will accrue an additional day of PTO.

Ivy Hall will implement a Transit Benefit Program to encourage employees to use public transit by paying with pre-tax dollars through an account.



No Detrimental Impact

Given Ivy Hall's state-of-the-art security features, the facility's ease of accessibility, our robust odor control systems, and our experience operating safe and compliant cannabis dispensaries in other legal markets (including Illinois), the issuance of a license to Ivy Hall will not have a detrimental environmental impact on the community in which Ivy Hall wishes to locate.

Redacted: Proprietary Information

VI. ENVIRONMENTAL IMPACT AND SUSTAINABILITY PLAN SUMMARY
(App. Question #10; **Evaluation Criteria – Environmental Impact; Environmental Certification**)

Lighthouse will designate Leon Sarvis as its sustainability officer. We will also implement a sustainable packaging program that includes selecting cannabis product vendors in large part based on the sustainability and sourcing of their packaging. Lighthouse will prioritize renewable energy by installing solar panels, and EV charging stations, employing low-energy LED lighting, and participating in state renewable energy programs, among other things. Emission and energy reduction plans include incentivizing public transit, biking, or carpooling for staff and implementing policies to minimize energy use. Lighthouse will also implement a water conservation and waste water management plan that includes replacing a portion of the facility's impervious blacktop with native landscaping and a stormwater catchment basin. See our comprehensive Environmental Impact and Sustainability Plan enclosed herewith.

a. Environmental Management System Certification

Lighthouse is committed to obtaining a LEED Certification for its renovation and construction at a minimum of the Gold level.

VII. NUISANCE MITIGATION PLAN DESCRIPTION (App. Question #11; **Evaluation Criteria– Public Safety and Security; Local Land Use; Environmental Impact; Good Neighbor Policy**)

a. Noise

Lighthouse Dispensary LLC shall strictly control any noise emissions and adhere to all applicable Neptune City noise ordinances. Because Lighthouse will operate a cannabis retailer (as opposed to other cannabis license types), we do not anticipate using any equipment that will admit atypical or intense noise. Employees shall be prohibited from increasing the volume of our stereo system – the only “noise” emanating equipment onsite –above a certain level. We shall also closely control the exterior premises and prohibit loitering or excessive queuing outside the facility and any loud or unruly customers shall be escorted off the premises by security personnel.

b. Odor

Lighthouse will ensure that cannabis odor does not permeate outside the facility by maintaining a robust HVAC air quality system and adherence to Neptune City ordinances that regulate odor emissions. To the extent necessary, Lighthouse will employ strategically placed charcoal, MERV, and/or HEPA filters to further mitigate odor. We will also effectively seal all exterior windows and doors to further mitigate escaping odors. Lastly, we will periodically walk the perimeter of the facility to gauge the effectiveness of our odor mitigation practices and make improvements as necessary.

c. Waste Disposal

To the extent that we must dispose any cannabis waste, the waste will be stored within the facility in a restricted access area and then disposed of pursuant to applicable state law and regulations. All other non-recyclable waste shall be stored in a locked dumpster(s) accessible only to Lighthouse staff and municipal solid waste collectors or appropriate private waste haulers. Regarding recyclable waste, we will contract with our local waste collector to pick up recyclable waste; we will also work with recycling service providers on programs to recycle vape cartridges and other packaging waste that the local collector will not pick up.

d. Vehicular Congestion Mitigation

Lighthouse has and will take further steps to mitigate possible vehicle congestion at its facility. We will provide 21 parking spaces, which is nearly double the requirement under applicable code. Our facility fronts on three different thoroughfares and our plans include vehicular access on all three sides, which should further mitigate potential congestion. Should congestion become an issue after commencing operations, Lighthouse may consider purchasing an adjacent gas station and/or neighboring vacant building to expand our parking facilities.

VIII. COMMUNITY IMPACT PLAN (App. Question #12; Evaluation Criteria – State Experience; Community and Social Responsibility; Employment Practices; Good Neighbor Policy)

See Community Impact Plan enclosed herewith.

IX. Additional Information for Consideration (App. Question #13)

Shipwreck'd LLC
23 W. Sylvania Ave.
Neptune City, NJ 07753

Environmental Impact & Sustainability Plan

Borough of Neptune City
September 16, 2022

Environmental Impact Plan

Executive Summary

Shipwreck'd LLC ("Shipwreck'd") is a proud New Jersey entity deeply committed to providing high-quality, affordable cannabis products to our community and mitigating our impact on the environment as a Class 5 Cannabis Retailer licensee. Our team has exhaustively assessed the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. § 24:6I-31 et seq. ("CREAMM Act") and the New Jersey Cannabis Regulatory Commission ("CRC") Personal Use Cannabis Rules, N.J.A.C. § 17:30-1.1 et seq. ("CRC Rules"), and we are confident that our retail facility ("Facility") will be a shining example of how to conduct a cannabis retail operation in New Jersey.

This Environmental Impact Plan describes how Shipwreck'd will minimize its environmental impact through the conservation of resources and the application of sustainable practices.¹ A commitment to minimizing our carbon footprint is described and established through the implementation of best practices and the minimization of energy consumption. Shipwreck'd will implement a plan to increase sustainability in its operations, which will include: a waste reduction plan; a water usage reduction plan; a sustainable packaging plan that reduces or eliminates the use of single-use plastics and promotes the use of recyclable or green packaging; and a plan to use some amount of renewable energy to power operations.²

To help achieve sustainability goals, Shipwreck'd has appointed Mr. Steven Urban as Director of Operations and Sustainability. Steve will oversee all of the sustainability efforts that Shipwreck'd employs. Additionally, he will conduct internal audits to assess the effective implementation of an environmental impact system.

Energy-efficient operational practices are detailed in full, with a special focus on electricity use, use of light-emitting diode ("LED") technology, Facility design, and use of renewable energy. In addition, this plan addresses material selection, recycling, pest control, and the minimization of water resources. Also included are plans to reduce single-use packaging, incorporate sustainable packaging, and minimize employee exposure to Volatile Organic Compounds ("VOCs").

Retail Facility Design

A well-designed Facility contributes to sustainable practices and efficient operations. Shipwreck'd will maintain sanitary conditions throughout the premises.³ By strategically designing our Facility, Shipwreck'd can better regulate facility temperatures, increase productivity, and reduce the environmental impact of the Facility's operations. Hand-washing facilities will be conveniently located and will be furnished with running water at a suitable temperature, and Shipwreck'd will provide effective hand-cleaning and sanitizing preparations and sanitary towel service or suitable drying devices throughout the Facility. In addition, the Facility will have sufficient space for placement of equipment and storage of materials as is necessary for the maintenance of efficient and sanitary operations. Shipwreck'd will maintain storage areas pursuant to N.J.A.C. § 17:30-12.7 and will also maintain an additional quarantine area for recalled products pursuant to N.J.A.C. § 17:30-9.17(c).

¹ N.J.S.A. § 24:6I-7.2(12)(d)(1); N.J.A.C. § 17:30-7.10(b)(16).

² N.J.A.C. § 17:30-9.4(k)(1)-(2), (k)(4)-(5).

³ N.J.A.C. § 17:30-9.4(i).

Sustainable Packaging Plan

Shipwreck'd knows that a significant portion of the waste in the cannabis industry is generated from single-use packaging. Shipwreck'd will seek to utilize biodegradable and/or recyclable packaging for all storage, handling, and packaging needs.⁴ Additionally, whenever possible, items will be purchased in bulk to reduce packaging, and supply chain management will be utilized to reduce environmental impact. Shipwreck'd will support supply companies that utilize environmentally friendly packaging, and throughout the Facility, Shipwreck'd will implement methods that reduce single-use packaging (i.e., reusable, recyclable packaging only—such as the utilization of reusable bins over single-use bags). These supplies will be reused after a sterilization process and will significantly reduce waste. Shipwreck'd will take measures to elongate the life of internal storage, labeling, and packaging products, such as sanitization. To reduce total packaging-related environmental impact, our team will flag any products that are shipped in excess and unnecessary packaging.

Odor Mitigation / VOC Reduction / Employee Safety

Shipwreck'd will make all efforts to prevent the escape of odors associated with cannabis over the boundary of the Facility property.⁵ Cannabis releases a distinctive range of odors that are made up of different types of VOCs called terpenes. VOCs contribute to ground-level ozone by chemically reacting to other types of pollution—specifically, nitrogen oxide. Ozone is a pollutant that is harmful to humans and negatively affects the environment. Therefore, VOC emissions must be mitigated.

Shipwreck'd plans to maintain superior air quality inside the Facility by investing in air-scrubbing technology. Shipwreck'd will also incorporate a negative air machine with a carbon filtration air-scrubber during operational activities that will reduce levels of air contaminants—including VOCs. In addition, Shipwreck'd will: utilize odor-absorbing neutralizers; optimize temperature and humidity controls; conduct regular reviews, inspections, and maintenance of the heating, ventilation, air conditioning (“HVAC”) / filtration systems; frequently replace filters, and conduct inspections with a “scentometer” to ensure compliance and reduce the potential for odor complaints.

In addition, by opting for natural fibers for all rugs and furnishings at the Facility, we are demonstrating our commitment to logical sustainability decisions. Natural fibers also offer added health benefits through a reduction of VOCs through absorption. Further, any new portions of the HVAC system will be insulated with closed-cell polyurethane spray foam insulation that does not contain VOCs.

Renewable Energy Plan

Shipwreck'd plans to explore the utilization of solar roof panels at the site to reduce Facility energy requirements and the overall carbon footprint of the operation. The use of solar energy generation will be maximized by an on-site renewable energy/battery energy storage system and supplemented, where needed and available, by the purchase of community-based solar, off-site clean power supply source selection (if available), and by the purchase of carbon offsets to mitigate greenhouse gas emissions from electricity use, transportation, and other sources.

⁴ N.J.A.C. § 17:30-13.2(h).

⁵ N.J.A.C. § 17:30-9.4(j).

Emission Reduction Plan

Energy-efficient equipment and appliances (Energy Star seal, in particular) can reduce energy consumption and reduce operating costs significantly, especially over time. Shipwreck'd recognizes that there are opportunities to reduce energy consumption, and Shipwreck'd will use the following best practices, equipment, and tools to maximize efficiency, minimize greenhouse gas emissions, and minimize energy consumption.

LED Lamps

LED lamps use only 6 to 9 Watts and can reduce electricity use up to 70% compared to the traditional high-pressure sodium or metal-halide lamps. LED lamps do not experience degradation and are easy and safe to replace because they do not contain vapors, mercury, or glass. Shipwreck'd will use high-efficiency compact fluorescent lamps or LEDs throughout the Facility.

Reflective Material

Shipwreck'd plans to use and reuse reflective materials inside the Facility as a tool to improve light distribution and subsequently reduce the need for additional lighting. Reflective materials will allow a reduction in energy consumption regulating the temperature of the Facility.

Energy Management Program

To further minimize energy usage, Shipwreck'd will implement an energy management program that includes, but is not limited to, utilizing: automated HVAC controls; automated interior and exterior lighting controls; preventative maintenance programs designed to ensure technology is operating at peak performance; multi-metering of equipment usage to identify potential savings; and smart-metering across the Facility to record, track, and communicate the consumption of energy at a particular location to identify potential inefficiencies.

Carbon Footprint Minimization Practices

Shipwreck'd will further reduce the overall carbon footprint of the Facility by implementing the following measures: conducting retail operations using energy-efficient equipment and processes; reduction of Scope 1, 2, and 3 emissions, by managing and shortening supply chains of procured materials and operational supplies, as well as creating incentives for employees to reduce carbon footprints associated with commuting; participation in the New Jersey Clean Energy Program, if allowed; and investigating energy savings that could be realized by replacing equipment or by upgrading building systems.

Heating, Cooling, and Dehumidification

Climate control consists of multiple components such as HVAC and dehumidification. Proper climate system design, installation, commissioning, and maintenance are crucial for efficient and comfortable retail operations. High-efficiency HVAC and air filtration will be installed by a licensed professional and maintained in the Facility as needed. The Facility will use filtration systems, including pre-filters and particulate matter air filters. HVAC and air filtration systems in the Facility will be designed and installed for efficient utilization of energy in accordance with the International Energy Conservation Code. All HVAC equipment (including odor control equipment) will be maintained according to the manufacturer's recommendations.

Water Conservation and Wastewater Plans

Water Conservation

Shipwreck'd is committed to employing sustainability initiatives to conserve water at the Facility, including the incorporation of the latest technology in eco-friendly faucet and flush mechanisms,

such as EPA-approved WaterSense labeled products, in order to reduce flush volume and minimize water waste.

Wastewater

Shipwreck'd will utilize best practices to minimize contaminants in wastewater, including: cleaning products will be used as directed and concentrated products diluted according to the intended cleaning purpose on the label; environmentally friendly cleaners will be utilized, such as those rated by Green Seal, Eco Logo, or Safer Choice; and Shipwreck'd will not dump or discharge any liquids into storm drains.

Waste Disposal

Shipwreck'd will strive to operate a Facility that produces as little waste as possible, and Shipwreck'd plans to minimize environmental impact by selectively choosing sustainable and local materials and encouraging sustainable practices throughout the operations of the Facility. Shipwreck'd will maintain sanitary conditions throughout the Facility.⁶ Any waste created at the Facility will be disposed of pursuant to applicable laws and regulations and in an environmentally conscious manner. Shipwreck'd will dispose of any cannabis in accordance with N.J.A.C. § 17:30-9.14. Waste and recycling bins will be provided throughout the Facility with clear signage indicating the proper method for sorting recyclable materials—including paper, plastic, glass, and food waste. Shipwreck'd will engage with local waste management to schedule recycling services and pick-up. Shipwreck'd will also ensure the proper disposal of all regulated materials, including lamps and electronics.

Environmental, Social, and Governance Tracking

Prior to the commencement of operations, Shipwreck'd will retain a consultant to develop a holistic Environmental, Social, and Governance strategy, enabling Shipwreck'd to track, benchmark, and report on a variety of environmental, social, and governance topics. By undertaking this commitment, Shipwreck'd will identify inefficiencies and create a path for continuous improvement and opportunities to provide net-positive impact to various stakeholders.

Conclusion

Shipwreck'd will not only mitigate and address potential adverse environmental impacts associated with operating as a cannabis retailer but will also make efforts to become a positive and contributing presence within our community. As responsible operators, we are dedicated to reducing our impact on the environment and implementing energy-efficient business practices.

⁶ N.J.A.C. § 17:30-9.4(i).

THE CANNABIS SHOPPE, LLC

100 Highway 35

Neptune City, NJ 07753

ID # 874-517-644/000

Environmental Impact Mitigation

Our Company will implement the following sustainable practices into its construction and design plans in order to minimize any potential negative environmental impacts from its operations:

I. Transportation

Our Company will encourage alternative transportation options to minimize its carbon footprint, including human-powered transportation (i.e., walking or biking), public transit, rideshare options, compressed workweeks, carpools, and green vehicles. Our Company's employees will be incentivized and encouraged to utilize public transportation or non-automotive transportation to reduce carbon emissions. Furthermore, information regarding public bus routes will be provided to our Company's employees, and secured bike racks will be installed in the parking area to accommodate cyclists. Our Company will offer reasonable reimbursement for the use of public transportation and incentives for carpooling, including reserved parking spots, and will potentially offer reserved spots for electric vehicles ("EVs"). In so doing, our Company will minimize its "carbon foot print", while relieving the neighborhood of any additional parking burden.

II. Power Sources

Our company will receive its electricity from the existing electrical grid, although our Company will elect to obtain its energy from a renewable and/or sustainable source, if possible. Thereafter, our Company will utilize best management practices for the responsible usage of electrical services. These practices will include energy efficient light practices, the use of energy-efficient building materials and insulation to minimize drastic temperature changes, and sufficient deployment of equipment to ensure that there is no overburdening of the power supply. Natural gas will be considered as an alternative heat source at the construction phase of the project.

The dispensary will include cameras and a security system that will be backed up by a 12-hour battery back-up system. A generator port installed at the building will provide back-up power to the security system and electronic records, in the event of a power outage that lasts 12 hours or longer. The generator port will allow a temporary generator to be brought to the dispensary and removed once the generator is no longer needed. Before using an emergency generator, our Company will contact the City to notify it of the use and obtain any necessary temporary permits. During the construction design phase of the project, our Company will make final determinations about back-up power needs. If our Company determines that a permanent power back-up system (i.e., a generator) is necessary, it will obtain separate permits for the generator through the Building Permit process and all relevant authorities. In this event, our Company will opt to use a whisper generator, if viable.

THE CANNABIS SHOPPE, LLC

100 Highway 35

Neptune City, NJ 07753

ID # 874-517-644/000

III.C Water Conservation

Our Company will do its part to help conserve California's precious water resources. To that end, our building remodel will ensure water conservation through the use of low-flow plumbing fixtures, rainwater collection practices, drought-resistant landscaping, and Best Management Practices ("BMPs") for water use, as described further below. Our Company will use low-flow, water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following non-residential mandatory water efficiency and conservation measures.

- Water Closets
 - o Our Company shall choose toilets with an effective flush volume not to exceed 1.28 gallons per flush.
 - o Tank-type water closets shall be certified to meet the performance criteria of the U.S. Environmental Protection Agency ("EPA") Water Sense Specification for Tank-Type Toilets. The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
- Urinals
 - o Wall-mounted urinals: The effective flush volume of wall-mounted urinals shall not exceed 0.5 gallons per flush.
 - o Floor-mounted urinals: The effective flush volume of floor-mounted urinals shall not exceed 0.5 gallons per flush.
- Faucets and Fountains
 - o Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.
 - o Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but will not exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

THE CANNABIS SHOPPE, LLC

100 Highway 35
Neptune City, NJ 07753
ID # 874-517-644/000

IV. Green Waste Management Practices

Proper waste management is key to ensuring a thriving environment and community. To that end, our Company will use the following practices to handle its water waste, hazardous materials storage, and waste disposal.

- Gray water, or water waste, that is generated from watering landscaping elements will be filtered, treated, and re-circulated for irrigation whenever possible. The overall watering system will use a zero-waste process that includes filtration, reuse, and chemical filtering of unusable water. The water that is stored via this process will be used to water landscaping on the property and will not be directly released back into the sewer system.
- One of the most pressing environmental challenges within the cannabis industry is disposable vape cartridges. To mitigate this known environmental impact, our Company will initiate a disposable vape collection / recycling program so customers can responsibly dispose of vape cartridges and batteries.
- In an effort to reduce greenhouse gas ("GHG") emissions, our Company will fully comply with State requirements mandating commercial recycling in accordance with Assembly Bill 341 and Senate Bill 1018. Since our Company anticipates that seventy-five percent (75%) of all dispensary waste will be recyclable, it will initially maintain a 95-gallon blue recycling cart on site and request larger or additional bins from the City as demand requires. Our Company will post a list of recyclable products near each waste bin to encourage its employees to implement BMPs and to comply with the Company's zero-waste policy. A co-benefit of increased recycling is reduced methane emissions at landfills caused by the decomposition of organic materials. Use of composted organic materials also provides environmental benefits, such as carbon storage in soils and reduced use of fertilizers, pesticides, and water. The Mandatory Commercial Recycling Measure focuses on increased commercial waste diversion as a method to reduce GHG emissions.
- In an effort to further reduce its GHG emissions, our Company will manage its non-cannabis food waste with the following procedures to maximize sustainability and best practices.
 - o Food scraps shall be collected in dedicated receptacles such as bowls, buckets, and barrels in the same area as trash is currently collected.
 - o Containers shall be leak proof (impervious) and covered when not in continuous use, or when full. They must be intended only for the purpose of food scraps collection and clearly marked.

THE CANNABIS SHOPPE, LLC

100 Highway 35

Neptune City, NJ 07753

ID # 874-517-644/000

- o Food scraps will be collected and removed from the employee breakroom at the same frequency as trash is removed from these areas.

Collection of waste will match the frequency in which trash is produced, taking in to account known spikes in processing. Food waste should be collected as often as necessary to keep the area sanitary and to prevent odor, vermin, and vector harborage. At a minimum, collection should be every shift. Once collected, food scraps will be brought to a storage area near the trash dumpster / compactor where the hauler will pick up the material. If possible, our Company will participate in a local composting program and will dispose of all collected food scraps as per program directives.

V. Green / Sustainable Business Practices

As part of its mission to ensure design, construction, and operation utilizing current best "Green" practice standards, our Company will operate its cannabis dispensary using Green / sustainable business practices to the extent possible.

Whenever feasible, our Company is committed to using green and recycled materials in its cannabis dispensary operations. This will include the use of recycled paper; reduction of print waste by encouraging email communications; encouraging employees to use reusable glass water bottles, instead of bottled water and/or plastic cups; and other methods to promote reuse instead of increasing waste. During construction, our Company is committed to using repurposed wood for shelving and decorative art, where available.

Furthermore, as part of its mission to ensure green business practices throughout its dispensary operations, our Company will have a strong preference towards working with and obtaining cannabis and cannabis products from "Clean Green Certified" cannabis producers to the extent possible. The Clean Green Certified program, modeled after the USDA's National Organic Program, provides a means of ensuring environmentally clean and sustainable practices within the cannabis industry. The Clean Green Certified program is comprised of four parts:

- Legal Compliance Review;
- Review of Grow Practices;
- Agricultural Crop Inspection; and
- Environmentally Clean and Sustainable Methods.

The program helps to allow licensed supply chain operators to distinguish the high quality of the product from others in the industry. Our Company desires to distinguish itself from its competition by going

THE CANNABIS SHOPPE, LLC

100 Highway 35

Neptune City, NJ 07753

ID # 874-517-644/000

beyond the minimum levels required by law in ensuring the best and most environmentally friendly products and processes. To verify Clean Green certifications, our Company will send agents to physically inspect cannabis and cannabis facilities.