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January 3, 2023

VIA HAND DELIVERY & EMAIL (jleech@woodbury.nj.us)

City of Woodbury
ATTN: John Leech – Planning Board Administrator
33 Delaware Street
Woodbury, NJ 08096

**Re: Woodbury Wellness, LLC
Application for Conditional Use Approval and Waiver of Site Plan
818 North Broad Street / Block 128, Lot 2
City of Woodbury, Gloucester County, New Jersey
Our File No: WOO.181.00001**

Dear Mr. Gallagher:

On behalf of our client, Woodbury Wellness, LLC (the “Applicant”), we are submitting the following in connection with the above-captioned Application:

1. City of Woodbury Planning and Zoning Board Application – eighteen (18) copies;
2. Narrative Application Addendum – eighteen (18) copies;
3. Escrow Agreement and Executed Form W-9 – eighteen (18) copies;
(Executed Form W-9 will be provided under separate cover)
4. Corporate Disclosure Form – eighteen (18) copies;
5. Signed and Notarized Affidavit of Ownership and Consent – eighteen (18) copies;
(will be provided under separate cover)
6. Existing Conditions Site Survey, prepared by Anthony F. DiRosa, PE, PLS, CME of TriState Engineering and Surveying P.C., dated November 15, 2022 – eighteen (18) 11x17 copies;
7. Aerial Existing Conditions Site Photograph – eighteen (18) copies;
8. Annotated City of Woodbury Marijuana Map – eighteen (18) copies;
9. Copy of the Applicant’s Conditional Award from the Cannabis Regulatory Commission – eighteen (18) copies;

10. Our Firm's Check (No. 421058) in the amount of \$200.00, intended to address the Conditional Use Application Fee for this matter;
11. Our Firm's Check (No. 421059) in the amount of \$300.00, intended to address the Conditional Use Escrow Deposit for this matter;
12. Our Firm's Check (No. 421056) in the amount of \$100.00, intended to address the Site Plan Waiver Application Fee for this matter; and
13. Our Firm's Check (No. 421057) in the amount of \$1,000.00, intended to address the Site Plan Waiver Escrow Deposit for this matter.

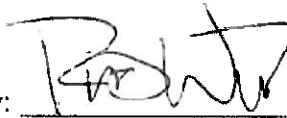
The Applicant is requesting that the City of Woodbury Planning Board ("the Board") grant Conditional Use Approval to permit the Applicant to operate a licensed retail cannabis dispensary, within an existing 3,240 +/- square foot retail commercial building located on 0.341 +/- acres of land, known as 818 North Broad Street and identified on the City of Woodbury Tax Maps as Block 128, Lot 2, in a C-1 Commercial Zoning District ("the Property").

We would appreciate if you could please place our application on the Board's **January 26, 2023** agenda. Once you have confirmed the date, time, and location of the Planning Board hearing, we will arrange to serve and publish the appropriate Notice of that hearing and, thereafter provide you with our Affidavit of Service and the Affidavit of Publication of *The South Jersey Times* newspaper.

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

ARCHER & GREINER
A Professional Corporation

By: 

Richard T. Wells

RTW:an
Enclosures

cc: Paresh Pael (via email with enclosures)
Mittal Patel (via email with enclosures)
Anthony F. DiRosa, PE, PLS, CME (via email with enclosures)



Planning/Zoning Department
 33 Delaware Street, Woodbury, NJ 08096
 856-845-1300 (Phone), 856-845-1309 (Fax)
 Www.Woodbury.NJ.com

LAND USE DEVELOPMENT APPLICATION

Submission Date: _____ Application No.: P/Z-2-2023

- ☐ PLANNING BOARD
☐ ZONING BOARD OF ADJUSTMENT

FOR OFFICE USE ONLY

TAXES PAID YES/NO _____ (INITIAL)
 FEES \$ _____ PROJ. # _____
 ESCROW \$ _____ ESCROW # _____

1. APPLICANT

Name: Woodbury Wellness, LLC
 Address: 818 North Broad Street

 City: Woodbury State: NJ Zip: 08096
 Phone: [REDACTED]
 Email: [REDACTED]

2. OWNER

Name: 818 Broad Street, LLC
 Address: 818 North Broad Street

 City: Woodbury State: NJ Zip: 08096
 Phone: [REDACTED] Fax: ()
 Email: _____

Interest in Property: _____

3. TYPE OF APPLICATION (check all that apply)

☐ Minor Subdivision	☐ Interpretation ¹
☐ Preliminary Major Subdivision ¹	☐ Appeal of Administrative Officer's Decision
☐ Final Major Subdivision	☐ Certification of Non-Conformity
☐ Minor Site Plan	☐ Use (d) Variance ¹
☐ Preliminary Major Site Plan ¹	☐ Bulk (c) Variance ¹
☐ Final Major Site Plan	☒ Conditional Use ¹
☐ Amended Plan	☐ Street Vacation Request
☒ Site Plan Waiver	☐ Rezoning Request ¹
☐ Concept Plan	☐ Other: _____

¹ Legal advertisement and notice is required to all property owners within 200 feet.

4. ZONE (check all that apply)

RESIDENTIAL		COMMERCIAL	OFFICE	OTHER	OVERLAY
RA	RA/PC	<u>C1</u>	01	IR	FP
R1	R7	B2	02	IN	SBC
R2	R10	B3	03		IR/B
R3	R20	B4			A-H/C

5. ATTORNEY (A corporation, partnership, limited liability corporation or partnership must be represented by a New Jersey Attorney)

Name: Richard T. Wells, Esq. City: Voorhees State: NJ Zip: 08043
Address: Archer & Greiner, P.C. Phone: (856) 795-2121 Fax: ()
1025 Laurel Oak Road Email: rwells@archerlaw.com

6. APPLICANT'S PROFESSIONALS (Engineer, Surveyor, Planner, etc.)

Name: _____
Profession: _____
Address: _____

City: _____ State: _____ Zip: _____
Phone: () _____ Fax: () _____
Email: _____

Name: _____
Profession: _____
Address: _____

City: _____ State: _____ Zip: _____
Phone: () _____ Fax: () _____
Email: _____

7. LOCATION OF PROPERTY

Street Address: 818 North Broad Street Block(s): 128
Tract Area: 0.341 +/- acres (14,853.96 +/- sf) Lot(s): 2

8. LAND USE

Existing Land Use: Vacant free-standing commercial building

Proposed Land use (be specific): Licensed retail cannabis dispensary

9. PROPERTY			
		<u>Proposed Form of Ownership</u>	
Number of Existing Lots: <u>1</u>	☐ Fee Simple	☐ Condominium	
Number of Proposed Lots: <u>1</u>	☒ Rental	☐ Cooperative	
Are there Existing Deed Restrictions or Easements?	☒ No	☐ Yes (please attach copies)	
Are there Proposed Deed Restrictions or Easements?	☒ No	☐ Yes (please attach copies)	
10. UTILITIES (check all that apply)			
☒ Public water	☒ Public sewer	☐ Private	☐ Private septic system
11. APPLICATION SUBMISSION MATERIALS			
List all plans, reports, photos, etc. (use additional sheets if necessary): <u>Please see the cover letter attached with this submission.</u>			
12. PREVIOUS OR PENDING APPLICATIONS			
List all previous or pending applications for this parcel (use additional sheets if necessary): <u>N/A</u>			

13. ZONING SCHEDULE (complete all that apply)

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Requirements			
Lot Area	*No changes to the existing site conditions are proposed; please see attached survey.		
Frontage			
Lot Depth			
Minimum Yard Requirements			
Front Yard			
Secondary Front Yard			
Rear Yard			
Side Yard			
Aggregate Side Yard			
Building Height			
Lot Requirements			
Residential Buffer Strip			
Open Space	25%		
Parking Setbacks			
Parking Setback to non-residential	5'		
Parking Setback to residential	15'		
Parking Setback to Right-of-Way	20'		

	REQUIRED	EXISTING	PROPOSED
Accessory Uses			
Garage Area			
Garage Height			
Fence Height			
Pool Depth			
Shed Area			
Shed Height			
Signage Requirements			
Façade Sign area 1			
Façade Sign area 2			
Freestanding Sign area			
Freestanding Sign height			
Functional Sign(s) area			
Building Façade area			
Distance from Driveway			
Distance from R.O.W.			

Is the proposed site on a inside or corner lot? ☒ Inside ☐ Corner

14. PARKING & LOADING REQUIREMENTS

Number of Parking Spaces REQUIRED: 16.2 Number of Loading Spaces REQUIRED: 0
 Number of Parking Spaces PROVIDED: 17 (+6) Number of Loading Spaces PROVIDED: 0

15. RELIEF REQUESTED (check all that apply)

- ☒ Zoning Variances are requested
 - ☒ Exceptions from Municipal Requires are requested (N.J.S.A. 40:55D-51)
 - ☒ Exceptions from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.1)
 - ☒ Waivers from New Jersey Residential Site Improvement Standards (R.S.I.S.) are requested (N.J.A.C. 5:21-3.2)
- ** Requires application to and approval of the New Jersey Site Improvement Advisory Board.

For any types of the above relief requested, a separate exhibit should be attached stating the factual basis, legal theory, and/or previously granted relief.

*None are requested at this time; if any are identified during the course of review and/or presentation of this Application, Applicant requests that the relief is granted.

16. SIGNATURE OF APPLICANT

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant, or that am an Officer of the Corporate applicant and authorized to sign the application for the Corporation, or a General Partner of the partnership application.

Archer & Greiner, P.C.
Attorneys for Applicant

SWORN & SUBSCEBED to before me this

_____ day of _____, 200____ (year)

_____ (notary)

SIGNATURE (applicant)

1/3/23

DATE

Woodbury Wellness, LLC, by: Richard T. Wells, Esq.

PRINT NAME

17. CONSENT OF OWNER

I certify that I am the Owner of the property, which is the subject of this application, hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of this property in connection with this application as deemed necessary by the municipal agency (if owned by a corporation, a resolution must be attached authorizing the application and officer signature).

SWORN & SUBSCRIBED to before me this

_____ day of _____, 200____ (year)

_____ (Notary)

*please see the attached Affidavit of Ownership & Consent

SIGNATURE (owner)

DATE

PRINT NAME

18. DISCLOSURE STATEMENT (circle any that apply)

Pursuant to N.J.S.A 40:55D-48.1 & 48.2, please answer the following questions:

Is this application to subdivide a parcel of land into six (6) or more lots?

Yes

No

Is this application for a variance to construct a multiple dwelling of twenty-five (25) or more units?

Yes

No

Is this application for approval of a site (or sites) for non-residential purposes?

Yes

No

Is the applicant a corporation?

Yes

No

Is the applicant a limited liability corporation?

Yes

No

Is the applicant a partnership?

Yes

No

If you responded YES to any of the above, please answer the following (use additional sheets if necessary):

List the names and addresses of all stockholders or individual partners owning at least 10% in stock of any class or at least 10% of the interest in partnership (whichever is applicable).

Does a corporation or partnership own 10% or more of the stock in this corporation or partnership? If yes, list the names and addresses of stockholders of that corporation holding 10% or more of the stock or 10% or greater interest in that partnership (whichever is applicable). This requirement is to be followed by every corporate stockholder or partnership, until the names and addresses of the non-corporate stockholders and individual partners with 10% or more ownership have been listed.

*Please see the attached Corporate Disclosure Statement

SIGNATURE (applicant)

DATE

19. SURVEY WAIVER CERTIFICATION

As of the date of this application, I hereby certify that the survey submitted with this application, under the date of November 15, 2022 shows and discloses the premises in its entirety, described as Block(s) 128 Lot(s) 2, and I further certify that no buildings, fences, or other facilities have been constructed, installed, or otherwise located on the premises after the date of the survey with the exception of the structures shown.

State of New Jersey; County of Gloucester:

SWORN & SUBSCREBED to before me this

_____ day of _____, 20 (year)

_____ (Notary)

Archer & Greiner, P.C. - Attorneys for Applicant

of full age, being duly

PRINT NAME

1/3/23

BY: Richard T. Wells, Esq.

SIGNATURE (applicant/owner)

DATE

FOR OFFICE USE ONLY

The application was reviewed in accordance with the rules of the applicable Board and Ordinances of the City of Woodbury and determined that all the checklist items are in order and this application has been deemed complete. The time within which the applicable Board must act on this application pursuant to N.J.S.A 40:55d-1 et seq. has commenced from this date.

SIGNATURE (administrative officer)

DATE

POLITICAL CONTRIBUTION DISCLOSURE STATEMENT

- 1) Application Type Subject to Disclosure. Any applicant to either the City of Woodbury Planning & Zoning Board, including **a Use (d) Variance (N.J.S.A. 40:55D-70(d)) or Bulk (e) Variance (N.J.S.A. 40:55D-70(e)) in conjunction with a major subdivision plan or a major site plan.**
- 2) Individuals & Entities Subject to Disclosure Requirements. Any individual or entity listed below that is party to an application for a request for approval of any application type listed in the above paragraph pursuant to the following stock or ownership standard:
 - a) All owners or Developers; and
 - b) All associates of said Developers who would be subject to disclosure pursuant to *N.J.S.A. 40:55D-48.1* or *40:55D-48.2*.
 - c) All persons or entities holding an option or contract to purchase or other enforceable proprietary interest in such land or project.
- 3) Contribution Disclosure Statement must be updated until a decision is rendered by the City of Woodbury Planning & Zoning Board for any application subject to the requirements of Ordinance 2008-9.

Listed below are the date, amount, and the recipient of any and all Contributions (as defined by Ordinance 2008-9) made to or on behalf of any City of Woodbury candidate, candidate committee, joint candidate committee, or political action committee or political party committee of, or pertaining to, made **up to one year prior** to filing the application subject to disclosure and/or during the pendency of the application process, and required to be reported pursuant to *N.J.S.A. 19:44A-16(f)*:

☒ APPLICANT: Woodbury Wellness, LLC ☒ OWNER: 818 Broad Street, LLC

Name of Individual
Name of Individual

☐ **DEVELOPER:** _____
Name of Individual Name of Business

POLITICAL CONTRIBUTION RECIPIENT	DATE	AMOUNT
None		

Attach a separate sheet if necessary. Do not write 'not applicable', state 'none' instead.

By signing below, I understand and certify to the above and have reviewed Ordinance 2008-9 and am aware that if I have misrepresented in whole or in part of this certification, I and/or the business entity, will be liable for any penalty permitted under the law.

Archer & Greiner, P.C. - Attorneys for Applicant

SIGNATURE (applicant, owner, developer) 1/3/23
DATE

BY: Richard T. Wells, Esq.
PRINT NAME

Woodbury Wellness, LLC
Application for Conditional Use Approval
818 North Broad Street / Block: 128, Lot: 2
City of Woodbury, Gloucester County, New Jersey

CONDITIONAL USE NARRATIVE ADDENDUM

On August 11, 2021, the City of Woodbury enacted Ordinance 2342-21, which amended the City's Zoning Code at §202-57(C)(4) to allow retail cannabis dispensaries as conditionally permitted uses within the C-1 Commercial Zoning District.

The Applicant submits that the proposed cannabis retail establishment is compliant, and should therefore be permitted. The eight (8) conditions imposed by sub-sections 202-57(C)(4)(a)–(h) are outlined below in **bold**, followed by narrative detail to confirm the Applicant's compliance. The Applicant will supplement the below via testimony during the hearing for this matter to address any questions by the Board or its Professionals.

a) Must adhere to all laws and conditions of N.J. S. A. 24: 61- 31 et seq.

The Applicant received its Conditional License Award from the Cannabis Regulatory Commission, indicating that the Applicant has met the initial submission requirements applicable to operating a Class 5 Retail Cannabis Dispensary. As a condition of any approval granted by the City of Woodbury, and as a condition of maintaining its state license, the Applicant will continue to comply with all laws and conditions of N.J.S.A. 24:61-31, et seq. including all applicable regulations and any conditions or other directives issued by the Cannabis Regulatory Commission, as may be amended.

b) Cannabis Retail establishments may not be located within 1000 feet of any school, both public and private, including, but not limited to Durand Academy and Child Development Center.

The attached Woodbury School Zone Map confirms that the Property is not within 1,000 feet of any public or private school. In addition to reviewing the attached City Map, the Applicant has independently confirmed that there are no public or private schools within 1,000 feet of the Property line, may not otherwise listed on the City Map.

c) Cannabis Retail establishments may only be permitted if they have direct frontage on Broad Street.

The Property has direct frontage – including its store frontage and parking lot access drive – on Broad Street.

- d) There shall not be any on- site consumption of any product related to Cannabis Retail establishment.**

The Applicant does not propose and will not permit any on-site consumption of any cannabis products.

- e) There shall not be any drive-through associated with any Cannabis Retail establishment.**

The Applicant does not propose to incorporate any form of drive-through operation.

- f) Parking shall be provided on- site and shall be provided at a ratio of 5 spaces per 1000 gross square feet of Cannabis Retail establishment.**

The Applicant's building contains approximately 3,240 +/- square feet of gross interior floor area, equating to a parking demand of 16.2 spaces. As depicted on the attached survey, the site contains seventeen (17) parking spaces. As shown on the attached aerial photograph, the Applicant also has access to utilize at least an additional six (6) parking spaces off-site, to the rear of the property in the parking lot shared with adjacent Lot 1.

- g) Except as modified above, Cannabis Retail establishments must meet all Woodbury bulk and design standards established in Article XI.**

The Applicant does not propose or require any site modifications in order to facilitate the proposed use. To the extent any existing non-conforming conditions exist, none will be enlarged or exacerbated by the proposed change in use.

- h) Cannabis Retail establishments are subject to Site Plan Approval**

As noted above, the Applicant has provided an existing conditions site survey, and does not propose any modifications to the building footprint. Similarly, the Applicant does not propose any changes to site or building access, circulation, or functionality. The Applicant submits that the existing site is suitable to meet the needs of the proposed licensed retail cannabis dispensary, and respectfully requests a waiver from all site plan submission requirements which may otherwise be applicable to an application for conditional use approval.

ESCROW AGREEMENT

THIS AGREEMENT made this 3 day of January, Woodbury Wellness, LLC (Name) is hereinafter referred to as the "Applicant", the Planning/Zoning Board of the City of Woodbury is hereinafter referred to as "Board", and City of Woodbury in the County of Gloucester referred to as "City".

WHEREAS, THE Applicant is proceeding under Ordinance 1294-76 (Zoning Ordinance), as amended, (hereinafter "Ordinance"), for approval of a use variance & site plan waiver, and performed by professionals employed by the Board will be paid for by the Applicant as required under the provisions of the Ordinances cited above;

NOW, THEREFORE,

SECTION 1. PURPOSES

The Applicant agrees to pay all reasonable professional fees incurred by the Board for the performance of its duties.

SECTION 2. ESCROW ESTABLISHED

The Applicant hereby creates an escrow to be established within the Financial Office of the City.

SECTION 3. ESCROW FUNDED

The Applicant, upon execution of this agreement, shall pay to the City such sums as are required by Ordinance to be deposited in the repository referred to in Section 2.

SECTION 4. INCREASE IN ESCROW FUND

If, during the existence of this Escrow Agreement, the funds held by the escrow shall be insufficient to cover any voucher or bill submitted by the professional staff and reviewed and approved by the CFO (Chief Financial Officer) of the City. The Applicant shall, within fourteen (14) days of receipt of written notice, deposit additional sums with the escrow holder to cover the amount of the deficit referred to above and such additional amount reasonably anticipated by the Director needed to complete the application process. **Additionally, until such funds are fully replenished, no further consideration, review, processing of any pending application shall be permitted by the Board, nor shall any further inspections be performed by or on behalf of the City until such additional escrow has been deposited.** Failure to post sufficient escrow funds to cover costs incurred or anticipated shall toll the period for action by the approving authority, as required by *N.J.S.A. 40:55D-1 et seq.* and particularly *N.J.S.A. 40:55D-51* and *N.J.S.A. 40:55D-73* thereby barring an applicant from seeking a default approval under *N.J.S.A. 40:55D-10.4*

The written notice referred to in this paragraph shall be sent to:

Woodbury Wellness, LLC

NAME

c/o Archer & Greiner, P.C.

1025 Laurel Oak Road, Voorhees, NJ 08043
ADDRESS

Unless otherwise show, receipt shall be presumed to have occurred three (3) days after mailing. The notice required under this paragraph shall be in the form of a Project Account Statement sent from Financial Office of the City.

After a period of forty-five (45) days from the notice from the City, the applicant's failure to deposit the additional funds shall be grounds for denial of the application or for dismissal of the application without prejudice. In the event the Board approves the application, the obligation to pay for professional plan reviews fees by depositing the funds in escrow shall be a condition of the approval granted by the P/Z Board. If the escrow funds are depleted, after the application is filed or granted, the applicant shall pay additional funds upon demand within the aforementioned fourteen (14) day period. The failure to pay, the demanded funds may also result in a voiding of any prior approvals upon due notice to the applicant by the P/Z Board. In addition to the foregoing, the Applicant hereby agrees that in the event the reasonable and necessary amounts charged by the professionals for review of the application are not paid, the outstanding fees shall be deemed a lien on the above-described property and shall be collectable as in the case of taxes by the adoption of a resolution by the City governing body upon receipt of a certification that the amounts are due and owing pursuant to this agreement. Negative escrow balances shall incur interest at 1.5% per month.

In the event of the sale or transfer of property which is the subject of a development application or a change in the identity of the applicant, all funds on deposit pursuant to this agreement shall run with the development application affecting the property in questions and shall be considered to be the asset and/or obligation of any subsequent owner or applicant unless the initial owner or applicant provides written notice to the approving authority, and to the professionals providing review services, that the initial owner or applicant has specifically reserved ownership rights of the escrow account. In the event such a notice is received by the City officials and professionals, no further review shall be undertaken by relevant professionals until the new or subsequent owner or applicant has established an escrow account and signed an escrow agreement.

SECTION 5. TIME OF PAYMENT

The professionals referred to in this Agreement, upon the conclusion of their services or periodically during the performance of their services, shall submit vouchers conforming to the requirements established by the City for vouchers of the type and kind referred to under this paragraph. Said vouchers shall include the amounts of all fees and costs incurred because of the services set forth under Section 1 of this Agreement.

SECTION 6. PAYMENTS FROM ESCROW FUNDS

The CFO shall review the vouchers submitted by the professionals to determine whether the services have been performed in the manner and to the degree required by this Agreement. Upon deciding that said services have been performed properly, the CFO shall process said vouchers in the same manner and under the same terms as are normally employed for vouchers submitted for work performed on behalf of the City. At the conclusion of this processing, the amounts specified in said vouchers shall be paid by the escrow holder from the escrow established pursuant to this agreement.

SECTION 7. APPLICANT NOTIFICATION TO DISPUTE CHARGES

Pursuant to *N.J.S.A. 40:55D-53 et seq.* applicants shall notify in writing City of Woodbury Financial Office to the attention of the CFO whenever applicants dispute the charges made by a professional for service rendered to the municipality in reviewing applications for development, review and preparation of documents, inspection of improvements, or other charges made. The City CFO shall within a reasonable

period of time attempt to mediate any disputed charges. If the matter is not resolved to the satisfaction of the applicant, the applicant may appeal to the Gloucester County Construction Board of Appeals.

SECTION 8. RETURN OF UNUSED ESCROW FUNDS

Escrow funds cannot be refunded for at least one hundred twenty (120) days from the time of a final decision of the Planning/Zoning Board. After one hundred twenty (120) days, a request to refund unused escrow may be made by letter submitted to the Financial Office of the City of Woodbury, to the attention of the CFO.

IN WITNESS WHERE OF, the parties hereto have set their hands and seals the date first written above.

Archer & Greiner, P.C. - Attorneys for Applicant



SIGNATURE (*Applicant**)

BY: Richard T. Wells, Esq.

**If the applicant is a corporation, this signature must be attested to by an attorney.*

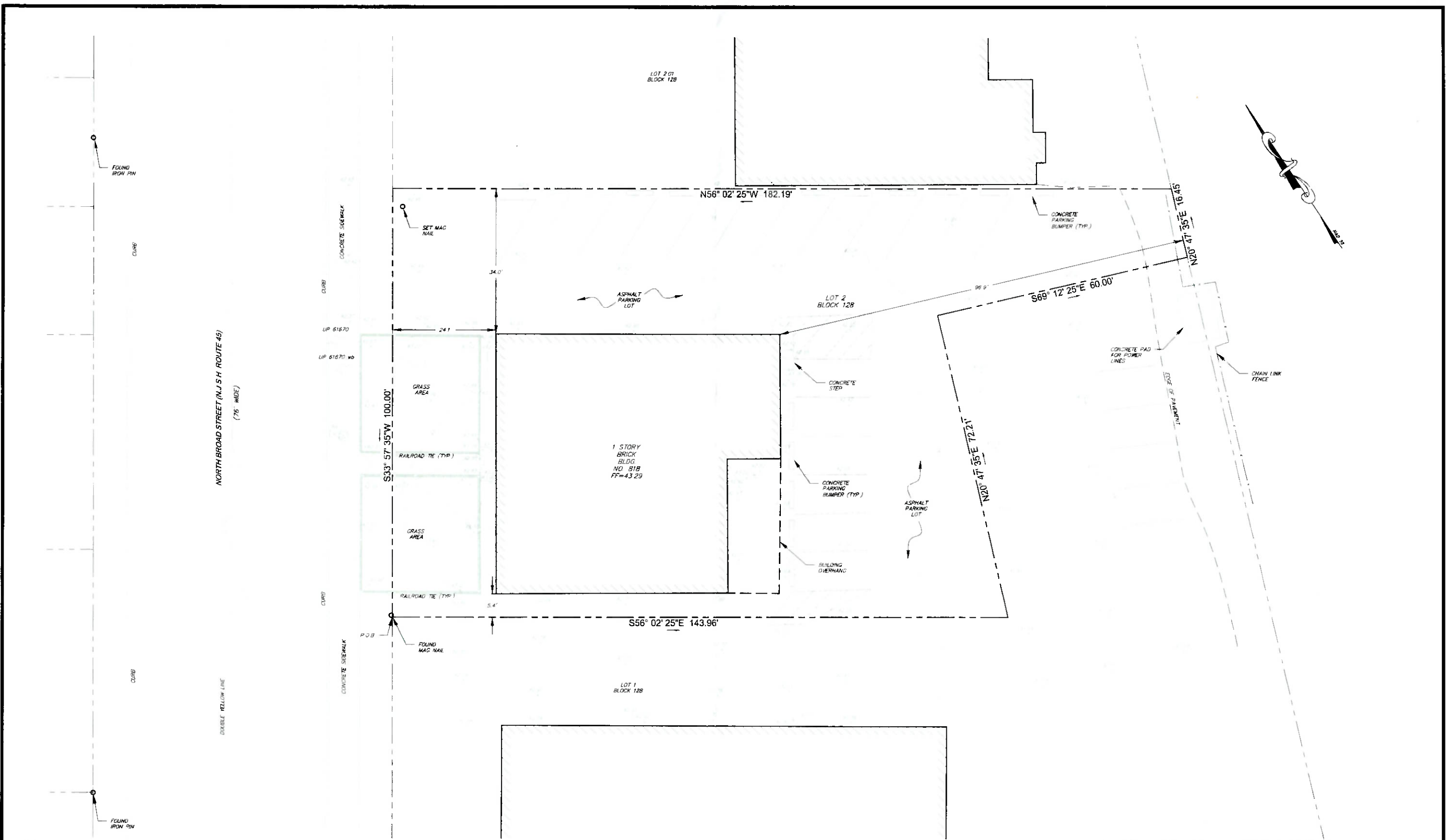
**Woodbury Wellness, LLC
Application for Conditional Use Approval
18 North Broad Street / Block: 128, Lot: 2
City of Woodbury, Gloucester County, New Jersey**

CORPORATE DISCLOSURE INFORMATION STATEMENT

Pursuant to N.J.S.A. 40:55D-48.1, the names and addresses of all persons or entities having a 10% or greater interest in Woodbury Wellness, LLC are listed below:

Paresh Patel
118 Saratoga Lane
Swedesboro, NJ 08085

Mittal Patel
118 Saratoga Lane
Swedesboro, NJ 08085

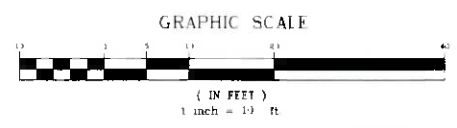


NOTES

- TRACT KNOWN AS LOT 2 BLOCK 128 AS SHOWN ON THE OFFICIAL TAX MAP OF THE CITY OF WOODBURY TOTAL AREA IS 0.34 ACRES ±
- BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE CITY OF WOODBURY
- PLAN METRIC FEATURES SHOWN BASED ON ACTUAL FIELD SURVEY BY TRISTATE ENGINEERING & SURVEYING, PC, IN NOVEMBER 2022
- IT IS BEYOND THE SCOPE OF THIS SURVEY TO SET PROPERTY CORNERS
- SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
- SURVEYOR RESERVES THE RIGHT TO REPEAT THIS SURVEY AT ANY TIME IF ADJUSTMENT INFORMATION IS RECEIVED
- ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD83)
- THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON NORTH AMERICAN DATUM (NAD83) THE REFERENCE MERIDIAN USED WITH BEARINGS IN THIS SURVEY WAS ESTABLISHED BY OBSERVING LOCAL SPOTS BENCHMARKS. THE PROPERTY IS THE SAME AS DESCRIBED IN THE VESTING DEED
- REFERENCES:
 - 4 DEEDS OF RECORD: 1000 PG 329
 - 5 DEEDS OF RECORD: 1000 PG 329
 - 6 DEEDS OF RECORD: 124 PG 84
 - 7 DEEDS OF RECORD: 1000 PG 329

Drawn: 11/15/22

User: ID: Devin File: E:\Projects\Tristate Engineering\Projects\22-141-818 N Broad St\Drawings\22-141-818 N Broad St.dwg 24x36 Survey



DATE	BY	DATE	BY
11/15/22	ANTHONY F. DIROSA	11/15/22	ANTHONY F. DIROSA

TOPOGRAPHIC SURVEY

**818 N BROAD STREET
BLOCK 128, LOT 2
CITY OF WOODBURY
GLOUCESTER COUNTY, NEW JERSEY**

TRISTATE ENGINEERING AND SURVEYING, PC

TISE P.O. BOX 1304 BLACKWOOD, NJ 08012
OFFICE: (856) 877-8742 FAX: (856) 878-2024
www.tristatecivil.com

SCALE: 1" = 10' DATE: 11/15/22 PROJECT: 22-141 PATEL SHEET: 1 OF 1

818 North Broad Street - Existing Conditions Aerial Photo



1/3/2023, 3:36:50 PM

■ Subject Parcel

■ Parcels Data (Block and Lot)

■ County Boundaries

1:564
0 0.01 0.02 mi
0 0.01 0.02 km

Esri Community Maps Contributors data pa.gov New Jersey Office of GIS
© OpenStreetMap Microsoft Esri HERE Garmin SafeGraph
New Jersey Department of Environmental Protection
USDA NPS US Census Bureau USDA NJDEP Bureau of Energy and

Woodbury

 SCHOOLS

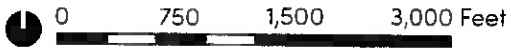
 1000' FEET FROM SCHOOLS

 COMMERCIAL 1

 RESIDENTIAL

 COMMERCIAL 2

 INDUSTRIAL



Subject Property

Walnut School

Woodbury High School

Durand Academy

Evergreen Elementary

West End Elementary

Holy Angels Catholic School

Woodbury Child Development Center

New Jersey Turnpike 

**STATE OF NEW JERSEY
CANNABIS REGULATORY COMMISSION**

OFFICE OF COMPLIANCE & INVESTIGATIONS

FINAL RECOMMENDATION FOR:

CONDITIONAL

CLASS 5 - RETAILER

LEGISLATION STATEMENT AS IT PERTAINS TO EACH TYPE OF LICENSING

UNDER THE AUTHORITY OF THE NEW JERSEY CANNABIS REGULATORY, ENFORCEMENT ASSISTANCE,
AND MARKETPLACE MODERNIZATION ACT, P.L.2021, C.16 (C.24:6I-31 ET AL.), THE CANNABIS
REGULATORY COMMISSION HEREBY ISSUES THIS LICENSE TO OPERATE A CANNABIS BUSINESS FOR
THE PURPOSE OF RETAILER TO:

FACILITY NAME: WOODBURY WELLNESS LLC

LICENSE FACILITY ADDRESS: 818 N BROAD ST, , WOODBURY, GLOUCESTER NJ - 08096

LICENSE NUMBER: RE000187

EXPIRATION DATE: 03/31/2023



DIANNA HOUENOU
COMMISSION CHAIR



JEFF BROWN
EXECUTIVE DIRECTOR



**Planning/Zoning Board
Office Receipts**

Date: 2/1/2023

Project location: 518 N. Broad ST.

Block 128 Lot(s) 2

Application number: P/Z-2-2023

Application name: Woodbury Wellness

Owner/agent: Richard Wells, Esq.

Application type: Site ☒ Subdivision ☐ bulk ☐ use ☐ other ☐

Certified property list: (\$10.00) ☐ cash ☐ Check # ☐

Application fee: \$1300.00 cash ☐ Check # 421056 + 421058

Escrow fee: \$1300.00 cash ☐ Check # 421059 + 421057

Variance(s) ☐ cash ☐ Check # ☐

☐ cash ☐ Check # ☐

NOTES:

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

ARCHER & GREINER, P.C.

2 Business name disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☒ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) N/A

Exemption from FATCA reporting code (if any) N/A

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

1025 LAUREL OAK ROAD

6 City, state, and ZIP code

VOORHEES, NJ 08043

7 List account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

 - -

or

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign
Here

Signature of
U.S. person ►

by [Signature]

Date ► 1/4/2023

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that upon the Application of Woodbury Wellness, LLC (the "Applicant"), the Combined Planning and Zoning Board for the City of Woodbury (the "Board") shall conduct a public hearing on Thursday, March 23, 2023, commencing at 7:00PM in the Second Floor Council Chambers of Woodbury City Hall, located at 33 Delaware Street, Woodbury, New Jersey 08096, to consider a request for Conditional Use Approval and Waiver of Site Plan Submission to permit a licensed retail cannabis dispensary to occupy an existing 3,240 +/- square foot retail commercial building located on 0.341 +/- acres of land, known as 818 North Broad Street and identified on the City of Woodbury Tax Maps as Block 128, Lot 2, in a C-1 Commercial Zoning District ("the Property").

During the course of the review of the Application and / or presentation of the Application it is possible that bulk variances, submission waivers, design waivers, interpretations, and/or other exceptions from the requirements of the Woodbury City Code may be identified or deemed to be necessary to permit approval of the Application as submitted or with such changes as may be requested or accepted by the Board. This notice is to advise you that such additional approvals, variances, submission waivers, design waivers, interpretations, and/or other exceptions may be requested by the Applicant at the time of the Board hearing for this Application.

At the same time of the Board hearing on the Application, the Applicant will request that the Board grant any and all approvals, submission waivers, design waivers, bulk variances, interpretations, exceptions, and any / all relief necessary to allow for the use of the Property as proposed by the Applicant, or with such changes as may be requested or accepted by the Board.

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ACTION WILL BE TAKEN AT THIS MEETING. THIS MEETING WILL BE HELD IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT pursuant to N.J.S.A. 10:4-8(b).

The Board may at its discretion, adjourn, postpone, or continue the hearing from time to time, and you are hereby notified that you should make diligent inquiry of the City of Woodbury

Combined Planning and Zoning Board Secretary concerning such adjournments, postponements, or continuations.

Copies of the Application, plans, reports, correspondence, and supporting documentation are on file with the Combined Planning and Zoning Board Secretary, in Woodbury City Hall, located at 33 Delaware Street, Woodbury, New Jersey 08096, and are available for public inspection and public review during Woodbury City Hall's regular business hours, Monday through Friday, 8:30AM through 4:30PM, excluding holidays. If you have any questions or seek additional information, prior to the date of the hearing please contact the City of Woodbury Combined Planning and Zoning Board Secretary John Leech, at jleech@Woodbury.nj.us, or by calling 856-845-1300, extension 132.

RICHARD T. WELLS, ESQUIRE
ARCHER & GREINER, P.C.
1025 Laurel Oak Road
Voorhees, New Jersey 08043
Attorneys for Applicant
856-795-2121



Richard T. Wells
Member of New Jersey and Pennsylvania Bars
rwells@archerlaw.com
856-616-2689 Direct

Archer & Greiner, P.C.
1025 Laurel Oak Road
Voorhees, NJ 08043
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

March 22, 2023

VIA EMAIL (jleech@woodbury.nj.us) AND FEDERAL EXPRESS

City of Woodbury
ATTN: John Leech – Planning Board Administrator
33 Delaware Street
Woodbury, NJ 08096

**Re: Woodbury Wellness, LLC
Application for Conditional Use Approval and Waiver of Site Plan
818 North Broad Street / Block 128, Lot 2
City of Woodbury, Gloucester County, New Jersey
Our File No: WOO.181.00001**

Dear Mr. Leech:

On behalf of our client, Woodbury Wellness, LLC (the “Applicant”), enclosed is the original Affidavit of Publication of the *Courier Post* newspaper verifying the March 12, 2023, publication of Notice of the Combined Planning and Zoning Board’s hearing scheduled for March 23, 2023, in connection with the above-referenced Application.

Also enclosed is the original Affidavit of Service of Notice to all property owners located within 200 feet of the above captioned property, dated March 10, 2023, as well as the white certified mail receipts verifying our Service of Notice and the green return receipt cards that we have received to date.

For your ease of reference, also enclosed is a copy of the Certified List of Property Owners located within 200 feet of the above-referenced property received from Woodbury City dated January 14, 2023.

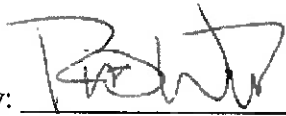
Please make the enclosed items part of your file for this matter.

John Leech – Planning Board Administrator
City of Woodbury
March 22, 2023
Page 2

If you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

ARCHER & GREINER
A Professional Corporation

By: 
Richard T. Wells

RTW:an
Enclosures

cc: Anthony Drollas, Esq. (Via Email and Federal Express)

226896723v1

AFFIDAVIT OF PUBLICATION

Publisher's Fee \$62.89 Affidavit \$30.00

STATE OF WISCONSIN

Brown County

Personally appeared 

Of the **Courier Post**, a newspaper printed in Cherry Hill, New Jersey and published in Cherry Hill, in Camden County and State of New Jersey, and of general circulation in Camden County, who being duly sworn, depose and saith that the advertisement of which the annexed is a true copy, has been published in the said news 1 times, once in each issue dated as follows :

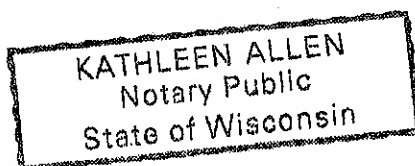
03/12/2023 A.D 2023



Notary Public State of Wisconsin County of Brown

1-7-25
My commission expires

Ad Number: 0005624268



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RICHARD T. WELLS, ESQUIRE
ARCHER & GREINER, P.C.
1025 Laurel Oak Road
Voorhees, New Jersey 08043
Attorneys for Applicant
856-795-2121

STATE OF NEW JERSEY :
 : SS.
 COUNTY OF CAMDEN :

I, AARON G. GOLDNER, of full age, being duly sworn, according to law, upon her oath, deposes and says:

On Friday, March 10, 2023, I mailed certified mail, return receipt requested, a copy of the attached Notice to the below-named property owners located within two hundred (200) feet of the property mentioned in said Notice.

<u>NAME AND ADDRESS</u>	<u>CERTIFIED MAIL NO.</u>
818 BROAD STREET LLC C/O PATEL PO BOX 335 VOORHEES, NJ 08054	9414 7266 9904 2209 9419 36
CELANO,PETER JR & KRAMER,MARY BETH 903 N BROAD ST WOODBURY, NJ 08096	9414 7266 9904 2209 9419 29
OPLINGER, GLORIA 803 N BROAD ST WOODBURY, NJ 08096	9414 7266 9904 2209 9419 12
YACTA LLC 37-57 101ST ST CORONA, NY 11368	9414 7266 9904 2209 9419 05
FICARA, ROCCO 807A N BROAD ST WOODBURY, NJ 08096	9414 7266 9904 2209 9418 99
YE OLDE WOODBURY LLC 811 N BROAD ST WOODBURY, NJ 08096	9414 7266 9904 2209 9418 82
JONES, JONATHAN 817 N BROAD ST WOODBURY, NJ 08096	9414 7266 9904 2209 9418 75

<u>NAME AND ADDRESS</u>	<u>CERTIFIED MAIL NO.</u>
MARROQUIN, JONATHAN 821 N BROAD ST WOODBURY, NJ 08096	9414 7266 9904 2209 9418 68
LAYTON, ROBERT E JR & CINDY J 724 MAIN ST SEWELL, NJ 08080	9414 7266 9904 2209 9418 51
LIND, RYAN 344 S DEVON AVE WAYNE, PA 19087	9414 7266 9904 2209 9418 44
WILLIAMS, RICHARD F II & RICHARD F PO BOX 532 BLACKWOOD, NJ 08012	9414 7266 9904 2209 9418 37
MD SQUARED MANAGEMENT LLC 10 CHARTER OAK LN MARLTON, NJ 08053	9414 7266 9904 2209 9418 20
PRESBYTERIAN CHURCH AT WOODBURY 67 S BROAD ST WOODBURY, NJ 08096	9414 7266 9904 2209 9418 13
HOLLOWAY INC NJ STATE EMP OF 5105 N PARK DR MERCHANTVILLE, NJ 08109	9414 7266 9904 2209 9418 06
DHRUVI PROPERTIES LLC PO BOX 335 VOORHEES, NJ 08054	9414 7266 9904 2209 9417 90
HELDER COSMETIC & FAMILY DENTISTRY 30 MILLWOOD DR MICKLETON, NJ 08056	9414 7266 9904 2209 9417 83
IELDER COSMETIC & FAMILY DENTISTRY 30 MILLWOOD DR MICKLETON, NJ 08056	9414 7266 9904 2209 9417 76

<u>NAME AND ADDRESS</u>	<u>CERTIFIED MAIL NO.</u>
NEWPOINT BEHAVIORAL HEALTH CARE INC 404 TATUM ST WOODBURY, NJ 08096	9414 7266 9904 2209 9417 69
VIERENZA, BRIAN & DIMALALUAN, MELIS 757 WASHINGTON AVE WOODBURY, NJ 08096	9414 7266 9904 2209 9417 52
VIERENZA, BRIAN & DIMALALUAN, MELIS 757 WASHINGTON AVE WOODBURY, NJ 08096	9414 7266 9904 2209 9417 45
MCKENNA, NICOLE R 116 STATION DR WOODBURY, NJ 08096	9414 7266 9904 2209 9417 38
MCKENNA, NICOLE R 116 STATION DR WOODBURY, NJ 08096	9414 7266 9904 2209 9417 21
HOFFMAN, JASON & FRIEDLAND, JESSICA 111 EDITH AVE WOODBURY, NJ 08096	9414 7266 9904 2209 9417 14
MASTER, JOHN JR 538 OAKSIDE PL WOODBURY, NJ 08096	9414 7266 9904 2209 9417 07
CONSOLIDATED RAIL CORP 650 W PEACHTREE ST NW ATLANTA, GA 30308	9414 7266 9904 2209 9416 91
Atlantic City Electric 5100 Harding Highway Suite 399 Mays Landing, NJ 08330	9414 7266 9904 2209 9416 84

<u>NAME AND ADDRESS</u>	<u>CERTIFIED MAIL NO.</u>
New Jersey American Water Company 989 Lenox Drive Suite 224 Lawrenceville, NJ 08648	9414 7266 9904 2209 9416 77
Conrail Planning and Growth 100 Howard Boulevard Mt. Laurel, NJ 08054	9414 7266 9904 2209 9416 60
Verizon PO Box 16801 Newark, NJ 07101-6801	9414 7266 9904 2209 9416 53
Consumer N.J. Water Company Attn: Manager 2875 New Brooklyn-Erial Road Sicklerville, N.J.08081-1242	9414 7266 9904 2209 9416 46
Conectiv Real Estate Department 5100 Harding Hwy., Suite 399 Mays Landing, NJ 08330	9414 7266 9904 2209 9416 39
Transcontinental Gas Pipe Line Co. 3200 South Wood Avenue Linden, NJ 07036	9414 7266 9904 2209 9416 22
Colonial Pipeline Co. 696 Mantua Grove Road West Deptford, NJ 08066	9414 7266 9904 2209 9416 15
Commissioner NJ Dept. of Transportation P.O. Box 600 1035 Parkway Avenue Trenton, NJ 08625	9414 7266 9904 2209 9416 08
NJ Department of Transportation Region South Headquarters One Executive Campus, Rt. 70 W. Second Floor, Permits Cherry Hill, NJ 08002	9414 7266 9904 2209 9415 92

NAME AND ADDRESS

CERTIFIED MAIL NO.

New Jersey Turnpike Authority
Attn: Maintenance Department
1 Turnpike Plaza
Woodbridge, NJ 07095-1229

9414 7266 9904 2209 9415 85

New Jersey Transit Corp.
One Penn Plaza, East
Newark, NJ 07105-2246

9414 7266 9904 2209 9415 78

Public Service Electric & Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

9414 7266 9904 2209 9415 61

Gloucester County Planning Board
1200 N. Delsea Drive
Clayton, NJ 08312

9414 7266 9904 2209 9415 54

Gloucester County Utilities Authority
2 Paradise Road
West Deptford, NJ 08066

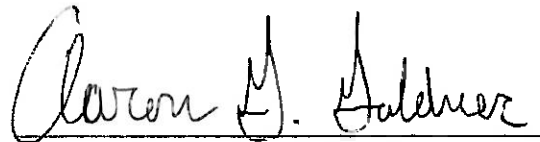
9414 7266 9904 2209 9415 47

John Leech
Secretary & Zoning Officer
City of Woodbury
33 Delaware Street
Woodbury, NJ 08096

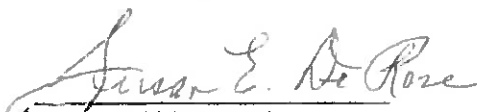
9414 7266 9904 2209 9415 30

Cassidy L. Swanson
City of Woodbury, Clerk
33 Delaware Street
Woodbury, NJ 08096

9414 7266 9904 2209 9415 23


AARON G. GOLDNER

Sworn to and subscribed
before me on this 10th
day of March, 2023.


NOTARY PUBLIC

226504409v1 SUSAN E. DeROSE
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES SEPT. 25, 2024

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1025 Laurel Oak Road
Voorhees, New Jersey 08043
Attorneys for Applicant
856-795-2121

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER 9414 7266 9904 2209 9419 36	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: 818 BROAD STREET LLC C/O PATEL PO BOX 335 VOORHEES, NJ 08054	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER 9414 7266 9904 2209 9419 29	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: CELANO, PETER JR & KRAMER, MARY BETH 903 N BROAD ST WOODBURY, NJ 08096	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

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USPS® ARTICLE NUMBER 9414 7266 9904 2209 9419 12	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: OPLINGER, GLORIA 803 N BROAD ST WOODBURY, NJ 08096	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER 9414 7266 9904 2209 9419 05	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: YACTA LLC 37-57 101ST ST CORONA, NY 11368	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9418 99

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ
08013 - USPS

Sent to:

FICARA, ROCCO
807A N BROAD ST
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9418 82

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ
08013 - USPS

Sent to:

YE OLDE WOODBURY LLC
811 N BROAD ST
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9418 75

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ
08013 - USPS

Sent to:

JONES, JONATHAN
817 N BROAD ST
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9418 68

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ

Sent to:

MARROQUIN, JONATHAN
821 N BROAD ST
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER 9414 7266 9904 2209 9418 51	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: LAYTON, ROBERT E JR & CINDY J 724 MAIN ST SEWELL, NJ 08080	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER 9414 7266 9904 2209 9418 00	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: LIND, RYAN 344 S DEVON AVE WAYNE, PA 19087	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER 9414 7266 9904 2209 9418 37	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: WILLIAMS, RICHARD F II & RICHARD F PO BOX 532 BLACKWOOD, NJ 08012	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	
PS Form 3800, Facsimile, July 2015	

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER 9414 7266 9904 2209 9418 20	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: MD SQUARED MANAGEMENT LLC 10 CHARTER OAK LN MARLTON, NJ 08053	
<u>Reference Information</u> RTW WOO.181.0001 NM (3.23.23)	
PS Form 3800, Facsimile, July 2015	

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9418 13

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ
USPS

Sent to:

PRESBYTERIAN CHURCH AT
WOODBURY
67 S BROAD ST
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9418 06

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ
USPS

Sent to:

HOLLOWAY INC NJ STATE EMP OF
5105 N PARK DR
MERCHANTVILLE, NJ 08109

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 90

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ
USPS

Sent to:

DHRUVI PROPERTIES LLC
PO BOX 335
VOORHEES, NJ 08054

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 83

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
VOORHEES NJ
USPS

Sent to:

HELDER COSMETIC & FAMILY
DENTISTRY
30 MILLWOOD DR
MICKLETON, NJ 08056

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 76

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
08043 - USPS
VOORHEES NJ

Sent to:

HELDER COSMETIC & FAMILY
DENTISTRY
30 MILLWOOD DR
MICKLETON, NJ 08056

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 49

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
08043 - USPS
VOORHEES NJ

Sent to:

NEWPOINT BEHAVIORAL HEALTH
CARE INC
404 TATUM ST
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 52

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
08043 - USPS
VOORHEES NJ

Sent to:

VIERENZA, BRIAN &
DIMALALUAN, MELIS
757 WASHINGTON AVE
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 45

Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$

Postmark Here
MAR 10 2023
08043 - USPS
VOORHEES NJ

Sent to:

VIERENZA, BRIAN &
DIMALALUAN, MELIS
757 WASHINGTON AVE
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

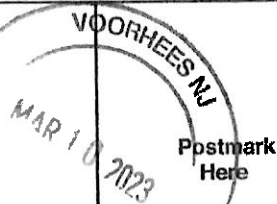
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 38

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

MCKENNA, NICOLE R
116 STATION DR
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

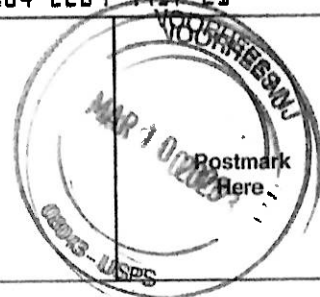
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 21

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

MCKENNA, NICOLE R
116 STATION DR
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

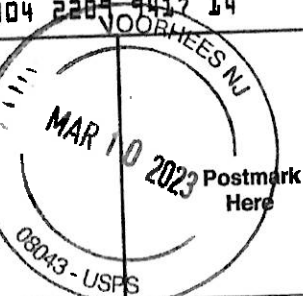
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 14

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

HOFFMAN, JASON & FRIEDLAND,
JESSICA
111 EDITH AVE
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

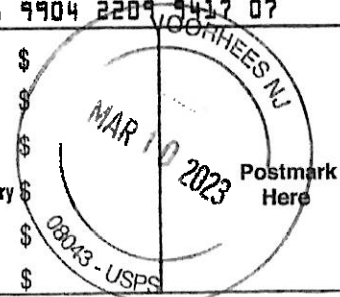
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9417 07

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

MASTER, JOHN JR
538 OAKSIDE PL
WOODBURY, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

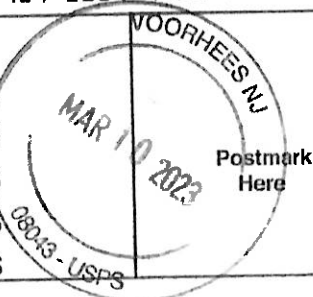
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 91

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

CONSOLIDATED RAIL CORP
650 W PEACHTREE ST NW
ATLANTA, GA 30308

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

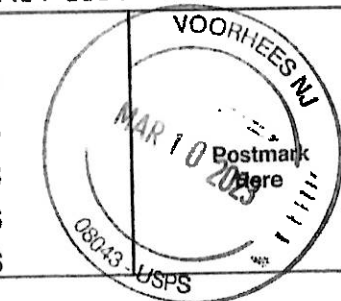
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 84

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

Atlantic City Electric
5100 Harding Highway
Suite 399
Mays Landing, NJ 08330

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

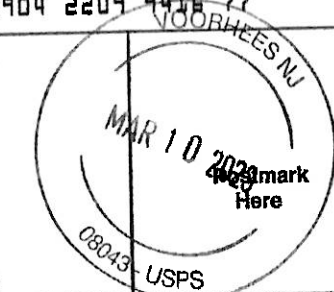
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 77

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

New Jersey American Water Company
989 Lenox Drive
Suite 224
Lawrenceville, NJ 08648

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

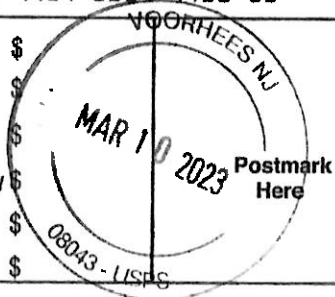
PS Form 3800, Facsimile, July 2015

**U.S. Postal Service®
CERTIFIED MAIL® RECEIPT**
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 60

Certified Mail Fee \$
Return Receipt (Hardcopy) \$
Return Receipt (Electronic) \$
Certified Mail Restricted Delivery \$
Postage \$
Total Postage and Fees \$



Sent to:

Conrail Planning and Growth
100 Howard Boulevard
Mt. Laurel, NJ 08054

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 53

Certified Mail Fee

Return Receipt (Hardcopy)

Return Receipt (Electronic)

Certified Mail Restricted Delivery

Postage

Total Postage and Fees

Sent to:

Verizon
PO Box 16801
Newark, NJ 07101-6801

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 46

Certified Mail Fee

Return Receipt (Hardcopy)

Return Receipt (Electronic)

Certified Mail Restricted Delivery

Postage

Total Postage and Fees

Sent to:

Consumer N.J. Water Company
Attn: Manager
2875 New Brooklyn-Erial Road
Sicklerville, N.J.08081-1242

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 39

Certified Mail Fee

Return Receipt (Hardcopy)

Return Receipt (Electronic)

Certified Mail Restricted Delivery

Postage

Total Postage and Fees

Sent to:

Conectiv Real Estate Department
5100 Harding Hwy., Suite 399
Mays Landing, NJ 08330

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9416 22

Certified Mail Fee

Return Receipt (Hardcopy)

Return Receipt (Electronic)

Certified Mail Restricted Delivery

Postage

Total Postage and Fees

Sent to:

Transcontinental Gas Pipe Line Co.
3200 South Wood Avenue
Linden, NJ 07036

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9414 7266 9904 2209 9416 15	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: Colonial Pipeline Co. 696 Mantua Grove Road West Deptford, NJ 08066	
Reference Information RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9414 7266 9904 2209 9416 08	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: Commissioner NJ Dept. of Transportation P.O. Box 600 1035 Parkway Avenue Trenton, NJ 08625	
Reference Information RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9414 7266 9904 2209 9415 92	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: NJ Department of Transportation Region South Headquarters One Executive Campus, Rt. 70 W. Second Floor, Permits Cherry Hill, NJ 08002	
Reference Information RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

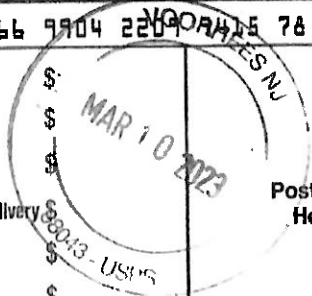
U.S. Postal Service® CERTIFIED MAIL® RECEIPT Domestic Mail Only	
USPS® ARTICLE NUMBER	
9414 7266 9904 2209 9415 95	
Certified Mail Fee	\$
Return Receipt (Hardcopy)	\$
Return Receipt (Electronic)	\$
Certified Mail Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent to: New Jersey Turnpike Authority Attn: Maintenance Department 1 Turnpike Plaza Woodbridge, NJ 07095-1229	
Reference Information RTW WOO.181.0001 NM (3.23.23)	

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9415 78

Certified Mail Fee	\$		Postmark Here
Return Receipt (Hardcopy)	\$		
Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

Sent to:

New Jersey Transit Corp.
One Penn Plaza, East
Newark, NJ 07105-2246

Reference Information

RTW

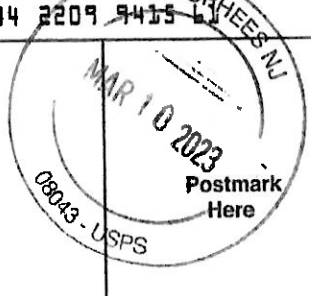
WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9415 78

Certified Mail Fee	\$		Postmark Here
Return Receipt (Hardcopy)	\$		
Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

Sent to:

Public Service Electric & Gas Company
Manager-Corporate Properties
80 Park Plaza, T6B
Newark, NJ 07102

Reference Information

RTW

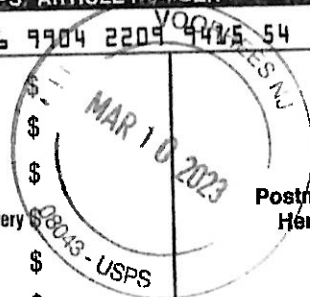
WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9415 54

Certified Mail Fee	\$		Postmark Here
Return Receipt (Hardcopy)	\$		
Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

Sent to:

Gloucester County Planning Board
1200 N. Delsea Drive
Clayton, NJ 08312

Reference Information

RTW

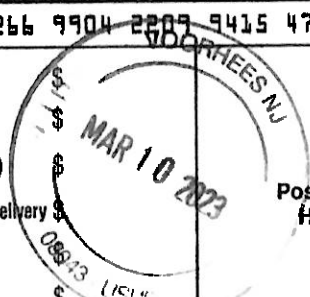
WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9415 47

Certified Mail Fee	\$		Postmark Here
Return Receipt (Hardcopy)	\$		
Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

Sent to:

Gloucester County Utilities Authority
2 Paradise Road
West Deptford, NJ 08066

Reference Information

RTW

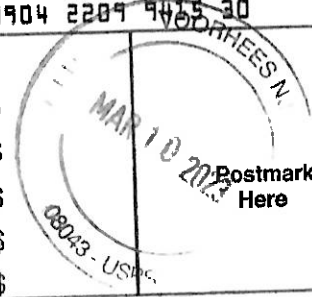
WOO.181.0001 NM (3.23.23)

PS Form 3800, Facsimile, July 2015

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9415 30

Certified Mail Fee	\$		Postmark Here
Return Receipt (Hardcopy)	\$		
Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

Sent to:

John Leech
Secretary & Zoning Officer
City of Woodbury
33 Delaware Street
Woodbury, NJ 08096

Reference Information

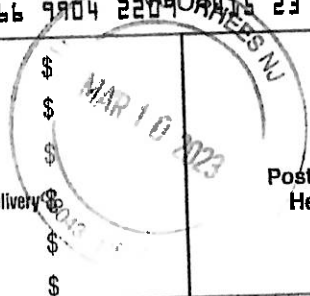
RTW

WOO.181.0001 NM (3.23.23)

U.S. Postal Service®
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

USPS® ARTICLE NUMBER

9414 7266 9904 2209 9415 23

Certified Mail Fee	\$		Postmark Here
Return Receipt (Hardcopy)	\$		
Return Receipt (Electronic)	\$		
Certified Mail Restricted Delivery	\$		
Postage	\$		
Total Postage and Fees	\$		

Sent to:

Cassidy L. Swanson
City of Woodbury, Clerk
33 Delaware Street
Woodbury, NJ 08096

Reference Information

RTW

WOO.181.0001 NM (3.23.23)

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9418 54		A. Signature ☒ Agent ☒ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
LAYTON, ROBERT E JR & CINDY J 724 MAIN ST SEWELL, NJ 08080		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number		Reference Information	
9414 7266 9904 2209 9418 51		WOO.181.0001 NM (3.23.23) RTW	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9417 17		A. Signature ☒ Agent ☒ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
HOFFMAN, JASON & FRIEDLAND, JESSICA 111 EDITH AVE WOODBURY, NJ 08096		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number		Reference Information	
9414 7266 9904 2209 9417 14		WOO.181.0001 NM (3.23.23) RTW	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9416 01		A. Signature ☒ Agent ☒ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Commissioner NJ Dept. of Transportation P.O. Box 600 1035 Parkway Avenue Trenton, NJ 08625		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number		Reference Information	
9414 7266 9904 2209 9416 08		WOO.181.0001 NM (3.23.23) RTW	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9266 9904 2209 9416 63

1. Article Addressed to:

Conrail Planning and Growth
100 Howard Boulevard
Mt. Laurel, NJ 08054

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9416 60

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

Return Receipt (Form 3811) Barcode

9590 9266 9904 2209 9418 30

1. Article Addressed to:

WILLIAMS, RICHARD F II &
RICHARD F
PO BOX 532
BLACKWOOD, NJ 08012

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9418 37

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

Return Receipt (Form 3811) Barcode

9590 9266 9904 2209 9417 79

1. Article Addressed to:

HELDER COSMETIC & FAMILY
DENTISTRY
30 MILLWOOD DR
MICKLETON, NJ 08056

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9417 76

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

Return Receipt (Form 3811) Barcode  9590 9266 9904 2209 9418 16	COMPLETE THIS SECTION ON DELIVERY A. Signature ☐ Agent <i>K. Schuch</i> ☒ Addressee B. Received by (Printed Name) ☐ Agent <i>Kristen Francher</i> ☒ Addressee C. Date of Delivery <i>3-13-23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: PRESBYTERIAN CHURCH AT WOODBURY 67 S BROAD ST WOODBURY, NJ 08096	3. Service Type: ☒ Certified Mail Reference Information WOO.181.0001 NM (3.23.23) RTW
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9418 13	

PS Form 3811, Facsimile, July 2015

Return Receipt (Form 3811) Barcode  9590 9266 9904 2209 9416 18	COMPLETE THIS SECTION ON DELIVERY A. Signature ☐ Agent <i>Colonial Pipeline</i> ☒ Addressee B. Received by (Printed Name) ☐ Agent <i>Colonial Pipeline</i> ☒ Addressee C. Date of Delivery <i>3/13/23</i> D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: Colonial Pipeline Co. 696 Mantua Grove Road West Deptford, NJ 08066	3. Service Type: ☒ Certified Mail Reference Information WOO.181.0001 NM (3.23.23) RTW
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9416 15	

PS Form 3811, Facsimile, July 2015

Return Receipt (Form 3811) Barcode  9590 9266 9904 2209 9418 23	COMPLETE THIS SECTION ON DELIVERY A. Signature ☐ Agent <i>DPG</i> ☒ Addressee B. Received by (Printed Name) ☐ Agent <i>DPG</i> ☒ Addressee C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
1. Article Addressed to: MD SQUARED MANAGEMENT LLC 10 CHARTER OAK LN MARLTON, NJ 08053	3. Service Type: ☒ Certified Mail Reference Information WOO.181.0001 NM (3.23.23) RTW
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9418 20	

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt (Form 3811) Barcode

9590 9266 9904 2209 9415 57

1. Article Addressed to:

Gloucester County Planning Board
1200 N. Delsea Drive
Clayton, NJ 08312

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9415 54

PS Form 3811, Facsimile, July 2015

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

Return Receipt (Form 3811) Barcode

9590 9266 9904 2209 9416 49

1. Article Addressed to:

Consumer N.J. Water Company
Attn: Manager
2875 New Brooklyn-Erial Road
Sicklerville, N.J.08081-1242

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9416 46

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

Return Receipt (Form 3811) Barcode

9590 9266 9904 2209 9416 56

1. Article Addressed to:

Verizon
PO Box 16801
Newark, NJ 07101-6801

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9416 53

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent
☒ Addressee

B. Received by (Printed Name) C. Date of Delivery

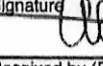
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9419 22		A. Signature x Beth Curtis	☒ Agent ☐ Addressee
		B. Received by (Printed Name) Beth Curtis	C. Date of Delivery 3/13/23
1. Article Addressed to: CELANO, PETER JR & KRAMER, MARY BETH 903 N BROAD ST WOODBURY, NJ 08096		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9419 29		<u>Reference Information</u> WOO.181.0001 NM (3.23.23) RTW	

PS Form 3811, Facsimile, July 2015		Domestic Return Receipt	
Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9417 31		A. Signature  ☐ Agent ☒ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to: MCKENNA, NICOLE R 116 STATION DR WOODBURY, NJ 08096		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☒ No	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9417 36		3. Service Type: ☒ Certified Mail	
		Reference Information WOO.181.0001 NM (3.23.23) RTW	

PS Form 3811, Facsimile, July 2015		Domestic Return Receipt	
Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9415 95		A. Signature  ☐ Agent	
		☒ Addressee	
1. Article Addressed to: NJ Department of Transportation Region South Headquarters One Executive Campus, Rt. 70 W. Second Floor, Permits Cherry Hill, NJ 08002		B. Received by (Printed Name)	
		C. Date of Delivery	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9415 92		D. Is delivery address different from item 1? ☐ Yes	
		If YES, enter delivery address below: ☐ No	
3. Service Type:		☒ Certified Mail	
		Reference Information	
		WOO.181.0001 NM (3.23.23)	
		RTW	

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9417 93

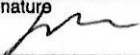
1. Article Addressed to:

DHRUVI PROPERTIES LLC
PO BOX 335
VOORHEES, NJ 08054

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9417 90

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee

X B. Received by (Printed Name) H Patel C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type: ☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9419 39

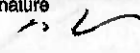
1. Article Addressed to:

818 BROAD STREET LLC C/O PATEL
PO BOX 335
VOORHEES, NJ 08054

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9419 36

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee

X B. Received by (Printed Name) H Patel C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type: ☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9417 86

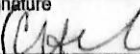
1. Article Addressed to:

HELDER COSMETIC & FAMILY
DENTISTRY
30 MILLWOOD DR
MICKLETON, NJ 08056

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9417 83

COMPLETE THIS SECTION ON DELIVERY

A. Signature  ☐ Agent ☒ Addressee

X B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes ☒ No
If YES, enter delivery address below:

3. Service Type: ☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9417 00		A. Signature X _____ ☐ Agent ☐ Addressee	B. Received by (Printed Name) _____ C. Date of Delivery _____
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: MASTER, JOHN JR 538 OAKSIDE PL WOODBURY, NJ 08096		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9417 07		Reference Information WOO.181.0001 NM (3.23.23) RTW	

Return Receipt (Form 3811) Barcode		Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9415 33		A. Signature X <i>James D. Wierck</i> ☐ Agent ☐ Addressee	B. Received by (Printed Name) _____ C. Date of Delivery <u>3-13-23</u>
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: John Leech Secretary & Zoning Officer City of Woodbury 33 Delaware Street Woodbury, NJ 08096		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9415 30		Reference Information WOO.181.0001 NM (3.23.23) RTW	

Return Receipt (Form 3811) Barcode		Domestic Return Receipt COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9417 24		A. Signature X _____ ☐ Agent ☐ Addressee	B. Received by (Printed Name) _____ C. Date of Delivery _____
		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
1. Article Addressed to: MCKENNA, NICOLE R 116 STATION DR WOODBURY, NJ 08096		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9417 21		Reference Information WOO.181.0001 NM (3.23.23) RTW	

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9416 32

1. Article Addressed to:

Conectiv Real Estate Department
5100 Harding Hwy., Suite 399
Mays Landing, NJ 08330

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9416 39

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Received by* ☐ Agent
☒ Addressee

B. Received by (Printed Name) *Atlantic City Electric* C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

PS Form 3811, Facsimile, July 2015

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9415 26

1. Article Addressed to:

Cassidy L. Swanson
City of Woodbury, Clerk
33 Delaware Street
Woodbury, NJ 08096

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9415 23

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

A. Signature *Received by* ☐ Agent
☒ Addressee

B. Received by (Printed Name) *Received by* C. Date of Delivery *5-13-23*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

PS Form 3811, Facsimile, July 2015

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9417 48

1. Article Addressed to:

VIERENZA, BRIAN & DIMALALUAN,
MELIS
757 WASHINGTON AVE
WOODBURY, NJ 08096

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9417 45

Domestic Return Receipt

COMPLETE THIS SECTION ON DELIVERY

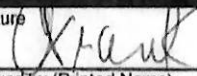
A. Signature *Received by* ☐ Agent
☒ Addressee

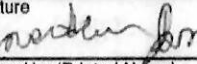
B. Received by (Printed Name) C. Date of Delivery

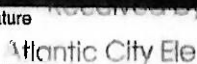
D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type:
☒ Certified Mail

Reference Information
WOO.181.0001 NM (3.23.23)
RTW

Return Receipt (Form 3811) Barcode  9590 9266 9904 2209 9415 71	COMPLETE THIS SECTION ON DELIVERY
1. Article Addressed to: New Jersey Transit Corp. One Penn Plaza, East Newark, NJ 07105-2246	A. Signature  ☐ Agent X ☒ Addressee
	B. Received by (Printed Name) _____ C. Date of Delivery _____
	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9415 78	3. Service Type: ☒ Certified Mail
Reference Information WOO.181.0001 NM (3.23.23) RTW	

PS Form 3811, Facsimile, July 2015		Domestic Return Receipt
Return Receipt (Form 3811) Barcode  9590 9266 9904 2209 9418 78	COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: JONES, JONATHAN 817 N BROAD ST WOODBURY, NJ 08096	A. Signature  ☐ Agent X ☒ Addressee	
	B. Received by (Printed Name) _____ C. Date of Delivery 3/14/23	
	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9418 75	3. Service Type: ☒ Certified Mail	
Reference Information WOO.181.0001 NM (3.23.23) RTW		

PS Form 3811, Facsimile, July 2015		Domestic Return Receipt
Return Receipt (Form 3811) Barcode  9590 9266 9904 2209 9416 87	COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: Atlantic City Electric 5100 Harding Highway Suite 399 Mays Landing, NJ 08330	A. Signature  ☐ Agent X ☒ Addressee	
	B. Received by (Printed Name) _____ C. Date of Delivery _____	
	D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
2. Certified Mail (Form 3800) Article Number 9414 7266 9904 2209 9416 84	3. Service Type: ☒ Certified Mail	
Reference Information WOO.181.0001 NM (3.23.23) RTW		

Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9417 55		A. Signature ☐ Agent X ☐ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
VIERENZA, BRIAN & DIMALALUAN, MELIS 757 WASHINGTON AVE WOODBURY, NJ 08096		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number		Reference Information	
9414 7266 9904 2209 9417 52		WOO.181.0001 NM (3.23.23) RTW	
PS Form 3811, Facsimile, July 2015			
Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9415 88		A. Signature ☐ Agent X ☐ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
New Jersey Turnpike Authority Attn: Maintenance Department 1 Turnpike Plaza Woodbridge, NJ 07095-1229		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number		Reference Information	
9414 7266 9904 2209 9415 85		WOO.181.0001 NM (3.23.23) RTW	
PS Form 3811, Facsimile, July 2015			
Return Receipt (Form 3811) Barcode		COMPLETE THIS SECTION ON DELIVERY	
 9590 9266 9904 2209 9415 64		A. Signature ☐ Agent X ☐ Addressee	
		B. Received by (Printed Name)	C. Date of Delivery
1. Article Addressed to:		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
Public Service Electric & Gas Company Manager-Corporate Properties 80 Park Plaza, T6B Newark, NJ 07102		3. Service Type: ☒ Certified Mail	
2. Certified Mail (Form 3800) Article Number		Reference Information	
9414 7266 9904 2209 9415 61		WOO.181.0001 NM (3.23.23) RTW	
PS Form 3811, Facsimile, July 2015			

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9416 09

1. Article Addressed to:

HOLLOWAY INC NJ STATE EMP OF
5105 N PARK DR
MERCHANTVILLE, NJ 08109

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9416 06

COMPLETE THIS SECTION ON DELIVERY

A. Signature ☒ Agent ☐ Addressee
 X *Robert S. Thomas*

B. Received by (Printed Name) C. Date of Delivery
 ROBERT S. THOMAS 3/14/23

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type:
☒ Certified Mail

Reference Information
 WOO.181.0001 NM (3.23.23)
 RTW

PS Form 3811, Facsimile, July 2015

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9416 25

1. Article Addressed to:

Transcontinental Gas Pipe Line Co.
3200 South Wood Avenue
Linden, NJ 07036

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9416 22

Domestic Return Receipt
 COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
 X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery
 [Signature] 3/13/23

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type:
☒ Certified Mail

Reference Information
 WOO.181.0001 NM (3.23.23)
 RTW

PS Form 3811, Facsimile, July 2015

Return Receipt (Form 3811) Barcode



9590 9266 9904 2209 9416 92

1. Article Addressed to:

FICARA, ROCCO
807A N BROAD ST
WOODBURY, NJ 08096

2. Certified Mail (Form 3800) Article Number

9414 7266 9904 2209 9416 99

Domestic Return Receipt
 COMPLETE THIS SECTION ON DELIVERY

A. Signature ☐ Agent ☒ Addressee
 X *[Signature]*

B. Received by (Printed Name) C. Date of Delivery
 [Signature]

D. Is delivery address different from item 1? ☐ Yes ☒ No
 If YES, enter delivery address below:

3. Service Type:
☒ Certified Mail

Reference Information
 WOO.181.0001 NM (3.23.23)
 RTW

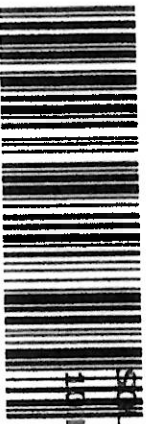
PS Form 3811, Facsimile, July 2015

Domestic Return Receipt

CERTIFIED MAIL

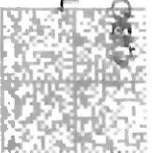
ARCHER
ATTORNEYS AT LAW

Archer & Greiner, P.C.
1025 Laurel Oak Road | Voorhees, NJ 08043



9414 7266 9904 2209 9418 82

SOUTH JERSEY NJ 08043
10 MAR 2023PM 5 L



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YE OLDE WOODBURY LLC
811 N BROAD ST
WOODBURY, NJ 08096

UTF

NIXIE 171 EE 0003/16/23

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

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Gloucester County - Office of Taxation

Created On 1/14/2023

Certified Adjoining Property List

This table is a listing of adjoining properties within 200' of the subject property.

Prepared by: Craig Black, CTA

Selected Parcel(s)

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CSZ	Additional Lots
Woodbury City	128	2		818 N BROAD ST	818 BROAD STREET LLC C/O PATEL	PO BOX 335	VOORHEES, NJ 08054	

Adjoining Properties (24)

Municipality	Block	Lot	Qualifier	Address	Owner Name	Owner Address	Owner CSZ	Additional Lots
Woodbury City	91	1		903 N BROAD ST	CELANO, PETER JR & KRAMER, MARY BETH	903 N BROAD ST	WOODBURY, NJ 08096	
Woodbury City	91.01	18		803 N BROAD ST	OPLINGER, GLORIA	803 N BROAD ST	WOODBURY, NJ 08096	
Woodbury City	91.01	19		805 N BROAD ST	YACTA LLC	37-57 101ST ST	CORONA, NY 11368	
Woodbury City	91.01	19.01		807 N BROAD ST	FICARA, ROCCO	807A N BROAD ST	WOODBURY, NJ 08096	17
Woodbury City	91.01	20		811 N BROAD ST	YE OLDE WOODBURY LLC	811 N BROAD ST	WOODBURY, NJ 08096	
Woodbury City	91.01	21		817 N BROAD ST	JONES, JONATHAN	817 N BROAD ST	WOODBURY, NJ 08096	
Woodbury City	91.01	22		821 N BROAD ST	MARROQUIN, JONATHAN	821 N BROAD ST	WOODBURY, NJ 08096	
Woodbury City	91.01	23		825 N BROAD ST	LAYTON, ROBERT E JR & CINDY J	724 MAIN ST	SEWELL, NJ 08080	
Woodbury City	91.01	24		827 N BROAD ST	LIND, RYAN	344 S DEVON AVE	WAYNE, PA 19087	
Woodbury City	91.01	25		831-835 N BROAD ST	WILLIAMS, RICHARD F II & RICHARD F	PO BOX 532	BLACKWOOD, NJ 08012	
Woodbury City	91.01	26		839 N BROAD ST	MD SQUARED MANAGEMENT LLC	10 CHARTER OAK LN	MARLTON, NJ 08053	
Woodbury City	127	5		800 N BROAD ST	PRESBYTERIAN CHURCH AT WOODBURY	67 S BROAD ST	WOODBURY, NJ 08096	
Woodbury City	128	1		814 N BROAD ST	HOLLOWAY INC NJ STATE EMP OF	5105 N PARK DR	MERCHANTVILLE, NJ 08109	
Woodbury City	128	2.01		830-834 N BROAD ST	DHRUVI PROPERTIES LLC	PO BOX 335	VOORHEES, NJ 08054	
Woodbury City	128	2.02		846 N BROAD ST	HELDER COSMETIC & FAMILY DENTISTRY	30 MILLWOOD DR	MICKLETON, NJ 08056	2.03
Woodbury City	128	2.03		846 N BROAD ST	HELDER COSMETIC & FAMILY DENTISTRY	30 MILLWOOD DR	MICKLETON, NJ 08056	2.03
Woodbury City	151	2		767 WASHINGTON AVE	NEWPOINT BEHAVIORAL HEALTH CARE INC	404 TATUM ST	WOODBURY, NJ 08096	
Woodbury City	151	3		757 WASHINGTON AVE	VIERENZA, BRIAN & DIMALALUAN, MELIS	757 WASHINGTON AVE	WOODBURY, NJ 08096	4

<u>Municipality</u>	<u>Block</u>	<u>Lot</u>	<u>Qualifier</u>	<u>Address</u>	<u>Owner Name</u>	<u>Owner Address</u>	<u>Owner CSZ</u>	<u>Additional Lots</u>
Woodbury City	151	4		757 WASHINGTON AVE	VIERENZA, BRIAN & DIMALALUAN, MELIS	757 WASHINGTON AVE	WOODBURY, NJ 08096	4
Woodbury City	151.01	1		116 STATION DR	MCKENNA, NICOLE R	116 STATION DR	WOODBURY, NJ 08096	1
Woodbury City	151.01	2		116 STATION DR	MCKENNA, NICOLE R	116 STATION DR	WOODBURY, NJ 08096	1
Woodbury City	151.01	7		111 EDITH AVE	HOFFMAN, JASON & FRIEDLAND, JESSICA	111 EDITH AVE	WOODBURY, NJ 08096	
Woodbury City	151.01	8		113 EDITH AVE	MASTER, JOHN JR	538 OAKSIDE PL	WOODBURY, NJ 08096	
Woodbury City	901	2		WASHINGTON ST	CONSOLIDATED RAIL CORP	650 W PEACHTREE ST NW	ATLANTA, GA 30308	

G. Blair



BRYSON & YATES

CONSULTING ENGINEERS, LLC

Jonathan A. Bryson, P.E., C.M.E.
President

Bret T. Yates
Vice President

307 Greentree Road
Sewell, New Jersey 08080
Phone 856-589-1400
Fax 856-582-7976

March 22, 2023
File No. 23083

City of Woodbury Planning/Zoning Board
Sam Ferraino, Chairman
33 Delaware Street
Woodbury, NJ 08096

Attn: John Leech

Re: **Woodbury Wellness, LLC**
Waiver of Site Plan and Conditional Use Application
818 N. Broad Street, Block 128, Lot 2
City of Woodbury, Gloucester County, NJ
Engineer Review Letter No. 1

Dear Chairman Ferraino & Members of the Board,

We have received the following items as part of the submission of application #P/Z-2-2023 for Waiver of Site Plan and Conditional Use approval for the modification of an existing building and parking area into a Class 5 cannabis retail facility at the location indicated above.

- Cover letter from Richard Wells of Archer & Greiner, dated 1/03/2023.
- Planning/Zoning Board Application dated 1/03/2023.
- Conditional Use Narrative Addendum, prepared by Richard Wells, undated.
- Topographic Survey prepared by Tristate Engineering and Surveying, PC, dated 11/15/2022.
- Existing Conditions Aerial Site Photograph, dated 1/03/2023.
- Conditional Award from the Cannabis Regulatory Commission, expires 3/31/2023.
- Corporate Disclosure Information Statement
- Escrow Agreement, dated 1/03/2023.

Project Information:

The property is known as Block 128, Lot 2 and is situated on the east side of N. Broad Street (Rt. 45), to the south of the Town Market convenience store and to the north of the Woodbury A.T.S. ARC building. It is situated in the C-1 Commercial District. The property is 0.341 acres in size, is currently occupied by a vacant 3,240 square-foot 1-story brick building and has associated paved parking areas to the north and east of the building, and directly behind the building.



The plan does not show any external improvements to the building, landscape areas in the front yard, or to the parking area.

The proposed use of the property is for the applicant to operate a licensed Class 5 retail cannabis dispensary from the existing building.

Technical Review:

1. Plans. The application includes the request for a Site Plan Waiver. The only plan submitted is the topographic survey that shows the outbound information of the property and existing conditions of the building footprint and setback distances, and of the parking areas. I recommend that a minimal site plan be submitted that shows any site improvements that are planned or that may be required by the Board as a result of the professionals' review comments and those of the Board. The plan would also provide the signature lines for the Board officials to sign indicating the final approval.
2. Circulation. The angled parking spaces along the north property line and a painted traffic arrow in the adjacent drive aisle indicate that this aisle is for one-way traffic entering the site only. The exit drive for this site, and for the facility on Lot 1, is therefore the driveway located between the two buildings. I recommend that a "Do Not Enter" sign be installed next to the northeast corner of the subject building to inform drivers they have to use the shared drive to exit the site. The sign location should be shown on the site plan and details provided.
3. Floor plan. I recommend that a floor plan of the interior of the building be submitted to the Board, or an exhibit presented at the hearing. The plan should show the customer ingress and egress points and that they are all ADA-compliant, loading/unloading area and secure room, and a general layout of the retail, storage and office spaces in the building.
4. Grading & Drainage. The survey plan shows the existing contours on the paved areas and landscaped area, along with numerous spot elevations throughout the site. It appears that runoff is directed towards Broad Street from the westerly portion of the site and towards the railroad right-of-way for the easterly portion. There is no proposed change to this condition.
5. Loading. Testimony should be provided to explain the location to be used for the delivery and unloading of the products to be sold at the facility and the loading of receipts – to include any proposed security measures. This area is to shown on the site plan.
6. Lighting. The applicant should provide testimony regarding the hours of operation and the need for adequate lighting for the customers, employees and the loading/unloading when it is approaching dusk or during storm events.
7. Parking. The parking requirements as shown in the Narrative indicates that 16.2 spaces are required based on the proposed use and floor area. The survey plan and aerial photo show the site has a total of 17 parking spaces, including two ADA parking spaces. The Narrative also states that an additional 6 spaces are available to the rear of this site on a portion of adjacent Lot 1. A copy of any cross-easement agreement with Lot 1, indicating shared parking AND shared access drives, should be provided to the Board. I also recommend that the site plan



delineate the width and length of the various parking spaces and the width of the drive aisles.

8. Paving. The existing asphalt paving throughout the site is in poor condition, with many patches, large cracks and areas where the pavement is crumbling apart. With the anticipated traffic volume for this facility, the pavement condition will continue to deteriorate. A portion of the exit drive between the buildings was recently repaved. I recommend that the areas of asphalt in poor condition be repaved (1" to 2" thick) and the other areas be top-coated with a blacktop sealer or equivalent. A detail of the proposed asphalt paving section should be added to the plans.
9. Signs. The existing ADA parking signs on the rear of the building do not meet the current regulations. New signs, including the penalty sign, should be installed on posts in front of the spaces or on the wall. Details of the signs and the mounting should be provided.
10. Solid waste. The applicant should provide testimony about solid waste pick up and disposal. If a trash dumpster is required or proposed the location should be shown on the site plan. Details of the enclosure and landscaping buffer should also be included on the plan if they are required by the Board.
11. Stormwater management. The project is defined as a 'minor development' as it disturbs less than 1.0 acre of land, and creates less than 0.25 acres of new impervious surface. No new impervious surface is proposed on the site and no new stormwater infrastructure is proposed.
12. Striping. The existing parking space striping and flow arrow should be repainted throughout the site where new paving is not proposed. New 4" white stripes and flow arrows should be applied on any new paving as required. The text and striping at the No Parking area at the northeast corner of the building should also be repainted.
13. Traffic. A traffic assessment should be submitted that provides a summarized assessment of the traffic generated by the business, including AM and PM peak hour trips, and how it will contribute to the traffic on the surrounding roadway network. It should be noted that N. Broad Street (Rt. 45) is under the jurisdiction of the New Jersey Department of Transportation (NJDOT). It appears that there are no proposed changes to the highway access onto Broad Street. Based on the number of trips anticipated for this new use, a NJDOT Letter of No Interest may be applicable. I recommend that the applicant submit a traffic assessment to the Board for review and they also apply to the NJDOT for a Letter of No Interest for this project. A copy of the letter from NJDOT should be provided to the Board and this office.
14. Utilities. The building is currently connected to the City's sanitary sewer system and water supply system. If any modifications are proposed for fire protection purposes they should be identified on the site plan.

Outside Agency Approvals:

This application / proposal may be subject to the review and approval of the following outside agencies. Evidence of these approvals, if required, shall be submitted to the City Planning Board and this office prior to the final signature of the plan(s):



1. New Jersey Department of Transportation
2. Gloucester County Planning Board

The above comments should be addressed at the Planning Board hearing along with the required testimony from the applicant or the professionals. Plans and reports should be prepared and submitted for review as necessary based on the above comments, those of the Board Planner, and any comments from the Board, and resubmitted for a compliance review prior to signing of the final plans. Should you have any questions or require additional information, please contact our office at your convenience.

Very truly yours,
BRYSON & YATES
CONSULTING ENGINEERS, LLC

Paul D. Breier

Paul D. Breier, PE, PP
Planning Board Engineer

cc: Matt Wanamaker, PP, Board Planner
Richard T. Wells, Esq., Applicant's Attorney



OFFICE OF THE TAX COLLECTOR
THERESA MULVENNA, CTC

WWW.WOODBURY.NJ.US

33 DELAWARE STREET
WOODBURY, NJ 08096

PHONE 856-845-1300
FAX 856-845-1309

STATEMENT OF TAXES PAID

THIS IS TO CERTIFY THAT TAXES AND WATER/SEWER ARE PAID
ON BLOCK 128 LOT 2 ASSESSED TO 818 BROAD STREET LLC
C/O PATEL PAID THROUGH THE 1ST QUARTER OF 2023

DATE 3/22/2023

CERTIFIED BY THERESA MULVENNA, CTC

CITY OF WOODBURY TAX COLLECTORS OFFICE

February 9, 2023

HARST230005

To: John Leech, Planning Board Administrator
City of Woodbury
33 Delaware Street
Woodbury, NJ, 08096

RE: City of Woodbury
Woodbury Wellness, LLC
Plate 33.04, Block 57.26, Lots 20 and 20.01
Preliminary & Final Major Site Plan Review

Dear Donna,

The above-referenced applicant is requesting conditional use approval and a Site Plan waiver.

I. PROPOSAL

The applicant is proposing to repurpose the existing vacant freestanding commercial building 3,240 square feet in size located at 818 North Broad Street in Woodbury. The lot itself is 0.341 acres. According to the application, no changes are proposed to the property outside of the use, which is to be changed to a licensed retail cannabis dispensary. The property is located in the C1 Commercial District. The applicant is requesting conditional use approval and a site plan waiver in order to move forward with the change in use.

II. COMMENTS

There are eight requirements that the applicant must meet in order to meet the criteria for conditional use approval:

- The application must meet all conditions of N.J.S.A.24:61-31 et seq.
- The retail establishment must not be located within 1,000 feet of any schools, both public and private.
- The lot must have frontage on Broad Street.
- There shall not be any on-site consumption of marijuana products.
- There shall not be any drive-through associated with the cannabis retail establishment.
- On-site parking should be provided at a ratio of 5 spaces per 1,000 square feet of the cannabis retail establishment.
- Cannabis retail establishments must meet all Woodbury bulk and design standards established in Article XI.
- Cannabis retail establishments are subject to Site Plan Approval.

According to the materials submitted by the applicant, these requirements are generally met at this time. No changes to the building, parking, access, circulation, and functionality are proposed. No on-site consumption will be permitted, and no drive-through operation will occur. The existing parking meets the designated requirement and there are a small number of overflow spaces which may be beneficial

for this use if a greater need is established over time. This parking is existing. No nonconforming conditions will be enlarged or exacerbated by the change in use. The property fronts on Broad Street and is outside the 1,000 foot buffer for schools.

If the applicant does at any point in this process identify changes to the property that are necessary to facilitate the change in use, then a site plan should be required. This could be a condition of the site plan waiver to protect the City from any liability due to unforeseen changes on the site. If there will be design changes to things such as signage and landscaping, it would be beneficial for the city to be able to review said changes in some capacity.

If no changes are made as specified in the application, granting a site plan waiver is reasonable. The applicant meets the requirements for a conditional use, except for the required site plan approval. The only other consideration is if there is anything else Woodbury would like to see changed on the site that would occur through the land development process. Otherwise, it meets the standards and requirements necessary to make both requests reasonable.

The above comments and/or recommendations are submitted for your review and consideration. If you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office.

Sincerely,

PENNONI ASSOCIATES INC.

A handwritten signature in black ink, appearing to read "Matt Wanamaker", with a stylized flourish at the end.

Matt Wanamaker, AICP, PP
Planning Director



Richard T. Wells
rwells@archerlaw.com
856-616-2689 Direct

Archer & Greiner, P.C.
1025 Laurel Oak Road
Voorhees, NJ 08043
856-795-2121 Main
856-795-0574 Fax
www.archerlaw.com

September 11, 2023

VIA FEDEX AND EMAIL (jleech@Woodbury.nj.us)

John Leech – City Administrator
City of Woodbury
33 Delaware Street
Woodbury, NJ 08096

**RE: Woodbury Wellness, LLC
Extension of Conditional Municipal Cannabis License / Resolution 22-79
818 North Broad Street (Block 128, Lot 2)
City of Woodbury, Gloucester County, New Jersey
Our File No.: WOO.181.00001**

Dear Mr. Leech:

This firm represents Woodbury Wellness, LLC (“Woodbury Wellness”) with respect to the approvals related to their proposed Class 5 retail cannabis dispensary at 818 North Broad Street. Currently, Woodbury Wellness is in the process of perfecting their conditional license awarded by the Cannabis Regulatory Commission. As part of that process, Woodbury Wellness obtained a Resolution of Support from the City of Woodbury (Resolution 22-79, as extended by Resolution 23-79), which currently expires October 13, 2023.

Woodbury Wellness, LLC respectfully requests consideration for a six-month extension pursuant to Section 2, Article I(3)(D)(9)(h) of Ordinance 2354-22. Specifically, this section permits six-month extensions of a conditional municipal license if the recipient can demonstrate a good cause justification for the request. Extensions of the conditional license period are not limited to “one” six-month period, but instead “may be extended in the City’s discretion for an additional 6 months for good cause.”

Here, Woodbury Wellness has encountered a series of unique title issues which arose during the process of obtaining the required land use approvals, involving neighboring properties, cross-access, and utility easements. As tenants, and not the property owners, these issues were not apparent until site plan efforts were undertaken, and were further brought to light during a Planning Board hearing for Woodbury Wellness’ conditional use approval.

In the interim, Woodbury Wellness has engaged professionals to diligently review a number of alternative site layouts and circulation patterns to mitigate the unique title limitations affecting the site. These limitations have been effectively addressed such that a fully compliant

John Leech – City Administrator
City of Woodbury
September 11, 2023
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conditional use and site plan application can be reviewed by the Planning Board at its September 28, 2023 meeting.

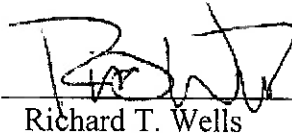
Due to the unique circumstances affecting this lot, and the significant efforts that both Woodbury Wellness and the property owners have undertaken to bring this business to fruition, we respectfully submit that the requisite good cause showing has been more than satisfied, such that a 6-month extension through and including April 13, 2024 is warranted.

Should you have any questions, or require any additional information, please do not hesitate to contact me.

Very truly yours,

ARCHER & GREINER
A Professional Corporation

By: _____


Richard T. Wells

RTW
Enclosures

cc: Timothy Scaffidi, Esq. (via email)
Paresh Patel (via email)
Mittal Patel (via email)

John Leech – City Administrator
City of Woodbury
September 11, 2023
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