



App #24-10PB - Social Dispensary, LLC
Preliminary & Final Major Site Plan
614 N. Pearl Street - Block 13, lot 6

Check as many as apply:

- | | | |
|---|---|--|
| ☐ Conceptual Plan | ☒ Major Site Plan/Prelim | ☐ Time Extension |
| ☐ Minor Subdivision | ☒ Major Site Plan/Final | ☐ Interpretation |
| ☐ Minor Site Plan | ☐ Appeal from Zoning | ☐ Conditional Use |
| ☐ Major Subdivision/Prelim | ☐ "c-1" Variance (State # ____) | ☐ "c-2" Variance (State # ____) |
| ☐ Major Subdivision/Final | ☐ "d" Variance (State type of "d" variance under 40:55D-70 d.) _____ | |

USE SUPPLEMENTAL PAGE TO LIST SPECIFIC VARIANCES AND/OR OTHER INFORMATION

Sixteen copies of application and ALL supporting materials must be filed fourteen days prior to date of hearing to be heard for completeness.

Applicant: Social Dispensary, LLC Tel. #: 732-887-9752

Address: 94 New Brooklyn Road, Edison, New Jersey 08817

Is Applicant a(n): ☐ Individual ☐ Corporation (list stockholders) ☒ Partnership (list partners)

Applicant's interest in property: Seeks develop property and open a Class 5 Cannabis Dispensary

Attorney: Heather Kumer Tel. #: 908-770-4006

Firm & Address Watershed Legal Group, LLC; 1 Johnston Avenue, Ste A320, Hamilton, NJ 08609

NOTE: Corporate applicant must be represented by a NJ attorney

Architect/Engineer: Kevin Brakel, PE, CME, Project Manager Tel. #: 609 586-1141

Firm & Address Roberts Engineering Group: 1670 Whitehorse Hamilton Square Rd. Hamilton, New Jersey 08690

Property: Block 13 Lot 6 Zone C-5 Address 614 N. Pearl Street

Was a previous application submitted for the proposed development? If yes, date: N/A

Signature of Tax Office Representative stating that no local taxes/assessments are due: _____

Signature of Applicant: _____ Date: 9/18/2024

Signature of Owner (if not applicant) :  _____

DO NOT WRITE BELOW THIS LINE

Official Use Only

Date filed: _____

To Planner on: _____

Application Fee: \$ _____ Date paid: _____

To Engineer on: _____

Estimated Escrow: \$ _____ Date paid: _____

Scheduled for date: _____

Completeness Date: _____

Block: 13 Lot: 6
 Qualifier: 6
 Owner: SOCIAL REAL ESTATE LLC
 Prop Loc: 514 N FUEL ST
 Account to: 00000276
 Redacted Name: [REDACTED]
 Tax Bill PTR Form Restricted Edit

General	Assessed Value	Additional	Selling	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal	Balance	Interest	Total	Balance
2025	2		1,197.73		1,197.73	.00	1,197.73	
2025	1		1,197.74		1,197.74	.00	1,197.74	
2025		Total	2,395.47		2,395.47	.00	2,395.47	
2024	4		1,245.97		1,245.97	.00	1,245.97	
2024	3		1,245.58		.00	.00	.00	
2024	2		1,245.40		.00	.00	.00	
2024	1				.00	.00	.00	

Other Delinquent Balances: .00 Interest Date: 09/18/24
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 07/26/2024
 TOTAL TAX BALANCE DUE
 Principal: .00 Penalty: .00
 Misc. Charges: .00 Interest: .00 Total: .00

Notes Exist

*Paid to date 9/18/24.
 Mary Perez*

I verify that this information accurately reflects municipal tax records.



**Tax Collector
 Bridgeton City
 Cumberland County**

* Indicates Adjusted Billing in a Tax Quarter.

APPLICATION NAME AND # Social Dispensary, LLC

CHECKLIST COMPLETED BY: Kevin Brakel, P.E., Roberts Engineering Group, LLC

DATE: 9/17/2024

Signature and printed name

BRIDGETON SITE PLAN CHECKLIST

TO SITE PLAN APPLICANTS:

The attached checklist is to assist you in the submission of site plans for review to the City of Bridgeton Planning Board or to the Board of Adjustment. Omission of items may result in the Board declaring the application incomplete. NOTE: All pages must be initialed and dated by person completing form.

Please note that all changes of use, as well as new construction, require site plan review. **The applicant may ask the Planning Board to waive all or part of the requirements for site plan review of an existing building if the change of use does not involve any modifications to the building footprint or to impervious cover. Generally numbers 1-13, 19-21 and 23, 24, 28, 30-32 are required for review of all applications.**

It remains the applicant's responsibility to include all the necessary information according to the Zoning Ordinance of the City of Bridgeton (Chapter 370). The Ordinance is available on line. It is the applicant's responsibility to forward the application to the County Planning Board, and any other pertinent agency.

Site Plan applications are **Major** unless **ALL** the following criteria apply:

- The development will result in fewer than 10 parking spaces;
- The development involves less than 2500 square feet of floor area;
- Improvements to the lot involve less than 50% lot coverage;
- No new streets are involved;
- There are no off-tract water, sewage, drainage or street improvements involved.

Minor Site Plan applicants are reminded that their applications should contain all the required information on the checklist unless the City Engineer or Planner has waived any requirements, subject to review by the Board.

In order to be placed on the Board agenda, **sixteen (16)** copies of the:

- application,
- completed checklist, and
- sealed plans

must be submitted to the Board Secretary at least **two weeks** prior to the Board meeting. In general, all applications requiring a hearing which are submitted two weeks previous to a Board meeting will be reviewed **for completeness only** at the meeting after submission.

The Board may, at its discretion, decide to review complete applications at the first meeting after submission, but applicants, especially those with major applications or those requesting variances or conditional permits, should expect that the Board will **not** hold a hearing on the application at the first meeting, but will only review for completeness

Major Site Plan applications and all Site Plan applications requesting variances and/or conditional use permits require personal notice to neighboring property owners as well as newspaper notice. Please see Section 370-90 (5) of the City Code for requirements. **Applicants should not place a Notice of Hearing or send notifications until informed that the application is complete and on the following month's agenda.**

Additional requirements for a Conditional Use permit are listed on Page 4. The Conditional Use requirements are in addition to those necessary for Site Plan review.

* X or W*	#	WORK ITEM	REMARK
X	1	APPLICATION FORM/CHECKLIST/PLANS	14 copies
X	2	APPLICATION FEE	Escrow will be determined at completeness review
X	3	List of variances sought	If any
X	4	TITLE BLOCK, including:	Place in lower right hand corner of Plan
X	5	Site Plan for "Name of Project"	
X	6	Situated in City of Bridgeton,	
X	7	Cumberland County, NJ	
X	8	Owner and/or applicant name and address	If applicant is not owner, certification of owner consent to application must be included
X	9	Scale	Between 1"=50' and 1"=10'
X	10	Date with space for dates of revisions	
X	11	Name and title of person preparing plan(s)	
X	12	INFORMATION BLOCK, including:	Place above Title Block
X	a	Acreage of all lots on tract	Individually and total tract
X	b	Municipal tax sheet, block and lot #s	
X	c	Zoning district(s) in which tract located	Also any properties wi/ 200' in any direction in adjacent zoning districts
X	13	APPROVAL BLOCK, including:	Place in upper right corner of site plan
X	a	City of Bridgeton Planning Board Signature of Chair and Secretary	Approved or Not Approved check boxes
X	b	Cumberland County Planning Board Signature of Chairperson	Check boxes for Approved, Not Approved and Approval not Required
X	14	Directional arrow	
X	15	Topo map w/ contours at 2' intervals	Based upon approved datum source
X	16	Key map	Refer to adjacent properties and streets
W	17	List of owners of property wi/ 200' and Proof of Notification of Hearing	
N/A	18	Wetlands exclusion or delineation	LOI from NJDEP if wetlands are
X	19	SETBACKS:	
X	a	To front of building	
X	b	To impervious materials	
X	c	At sides	
X	d	At rear	
X	20	COVERAGE:	In square feet w/ % of entire tract
X	a	Total building(s)	
N/A	b	Total truck loading area	If applicable
X	c	Plus Total parking area/ walkways	
X	d	Equals Total Paved	
X	e	Total Coverage	Total building plus total paved
X	21	BUILDINGS, each existing and proposed structure	Including accessory structures
X	a	Dimensions/height	
X	b	Elevations and Plans (preliminary) of proposed	
N/A	c	Finished grade elevations at corners	
W	d	Proposed use and operations of each including: Number of shifts; Number of employees per shift; Hours of operation Hours open to the public	
X	22	STREETS abutting or wi/ 200' of tract	Use RSIS standards for residential
X	a	Location and names	
X	b	Cartway width	
X	c	R.O.W. width	

* W = request for waiver of item

X = item included on site plan or application

N/A = item not applicable to this application

Application Name Social Dispensary, LLCInitials of person completing KB

X or W*	#	WORK ITEM	REMARK
N/A	e	Cross sections and profiles of streets	
N/A	f	Sight triangles	
X	g	Curbside locations and widths	
X	h	Curb dimensions, location & type	
X	i	Sidewalk dimensions, location, type	
X	j	Driveway locations and size	
	23	LOCATION, SIZE, NATURE OF:	
X	a	Rights-of-way/easements on & adjacent to site	
W	b	Land dedicated to City/County	
W	c	Any deed restrictions/covenants	Include copies
X	d	Significant existing physical features	Inc. streams, trees over 5" diameter, rock outcrops
N/A	e	Stream encroachment areas	Show all streams w/ midlines and bottom elevations
	24	OFF STREET PARKING/LOADING layout showing location and dimensions:	Show individual parking space markings, aisles, traffic flow and drives; refer to RSIS for residential development
W	a	Employee spaces	
W	b	Visitor spaces	
W	c	Management	
X	d	Handicapped	
W	e	Truck berths	
X	f	Pedestrian/vehicular separation	
W	g	Buffer strip if adjacent to residential district	
X	h	Lighting plan for night time parking facilities	
X	i	Dumpster	Location, size, screening
	25	LANDSCAPING PLAN including:	
X	a	Fences/walls location/materials	On/ off tract (wi/ 100' of County ROW
W	b	Trees over 5"	Diameter @ 3' from ground
W	c	Buffer area plantings	
X	d	Open area plantings	Size and % total of open area
X	e	Plant List	
W	f	Cost study if development > 1 acre	1% of total
W	g	Irrigation system or plan for watering	
W	h	Exterior artwork	Required if development valuation > \$100,000
	26	DRAINAGE, location, size and type	To RSIS
N/A	a	Catch basins	
N/A	b	Storm drainage facilities	
N/A	c	Sanitary sewers or sanitary disposal plan w/ percolation data	Test borings, percolation rates and water levels obtained in accordance with N.J.A.C. 7:9-2.1 et seq.
	27	UTILITIES, size, type and construction:	
W	a	Water supply system to be utilized	
X	b	Utility poles wi/ 25' of street ROW	
X	c	Lighting standards	Size, illumination area & foot candles; hours of operation

* W = request for waiver of item

X = item included on site plan or application

N/A = item not applicable to this application

Application Name Social Dispensary, LLCInitials of person completing KB

X or W*	#	WORK ITEM	REMARK
	28	SIGNS, location and construction	
W	a	Type according to Section 708	
X	b	Dimensions	
X	c	Materials	
X	d	Elevations	
N/A	29	SOIL EROSION AND SEDIMENT CONTROL PLAN or exclusion	
	30	STOCKHOLDER/PARTNER LISTING	All commercial/industrial site plans and residential developments of more than 25 units
	31	MUNICIPAL TAXES CURRENT	Certification from Tax Collector
	32	REQUIRED STATE/COUNTY PERMITS/APPROVALS	

		These requirements are in addition to the specific requirements relevant to each conditional use in Article VII of the Ordinance
	CONDITIONAL USE REQUIREMENTS	
X or W*	WORK ITEM	REMARK
	Sketch plan showing uses of surrounding properties within 200 feet	
W	50% of total surrounding area must be: - vacant lots <u>OR</u> - in use for a similar use as conditional use request <u>OR</u> - approved for conditional use by a sufficient number of surrounding property owners to meet the 50% criteria.	
X	Sketch of lot showing: - off-street parking spaces - yard areas - existing building(s) or buildings to be constructed	
X	Sketch of parking area showing: - number of spaces and allocation - ingress and egress	
X	Sketch of interior showing: - floor plans for each floor - entrance and exits	
X	Rendering/photo showing all exposed building sides	

* W = request for waiver of item
X = item included on site plan or application
N/A = item not applicable to this application

Application Name Social Dispensary, LLC

Initials of person completing KB

RESOLUTION NO. 101-24

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BRIDGETON EXPRESSING
SUPPORT FOR SOCIAL DISPENSARY LLC TO OPERATE AS A CLASS 5 RETAIL
CANNABIS DISPENSARY AT 614 N. PEARL ST. ALSO KNOWN AS
BLOCK 13 LOT 6 IN THE CITY OF BRIDGETON**

WHEREAS, the City Council of the City of Bridgeton adopted Ordinance 23-29 amending Chapter 110-3 (C) of the City Code to allow retail cannabis entities to operate from 614 N. Pearl St, in the City of Bridgeton; and

WHEREAS, 614 N. Pearl St, also known as Block 13 Lot 6, within the City of Bridgeton recently became available for sale or lease or both, within the City of Bridgeton; and

WHEREAS, Social Dispensary, LLC, whose principals are CEO Shyam Patel and COO Shivam Patel, currently hold an annual Class 5 retail license with the intention of opening a retail dispensary at 614 N. Pearl St in the City of Bridgeton; and

WHEREAS, Social Dispensary, LLC plans to employ 10 persons in both full and part-time capacities to operate the dispensary at 614 N. Pearl St, giving employment preference to Bridgeton residents, in addition to satisfying the 2% transfer tax imposed by the municipality via Ordinance 21-16; and

WHEREAS, CEO Shyam Patel and COO Shivam Patel are desirous of demonstrating municipal support for Social Dispensary, LLC to set up and open their Class 5 retail cannabis operation at 614 N. Pearl St within the City of Bridgeton consistent with Ordinance 23-29;

NOW THEREFORE BE IT RESOLVED that the City Council of the City of Bridgeton hereby expresses support for Social Dispensary, LLC, to operate and function as a Class 5 Retail cannabis dispensary at 614 N. Pearl St, also known as Block 13 Lot 6, in the City of Bridgeton

ADOPTED at a regular meeting of the City Council of the City of Bridgeton held on the 18th of June, 2024.

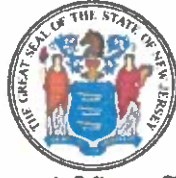
ATTEST:


Nichole Almanza, RMC, CMR
Municipal Clerk


Edward Bethea, Council President

APPROVED:


Albert B. Kelly, Mayor



State of New Jersey
CANNABIS REGULATORY COMMISSION

P.O. BOX 216
TRENTON, N.J. 08625-0216

PHILLIP D. MURPHY
Governor

TAHESHA L. WAY
Lt. Governor

DIANNA HOUEYOU, *Chair*
SAMUEL DELGADO, *Vice Chair*
KRISTA NASH, *Commissioner*
MARIA DEL CID-KOSSO, *Commissioner*
CHARLES BARKER, *Commissioner*
JEFF BROWN, *Executive Director*

February 23, 2024

Shyam Patel
Social Dispensary
socialdispensarynj@gmail.com

Re: FINAL AGENCY DECISION
APPROVAL OF APPLICATION TO CONVERT FROM CONDITIONAL
LICENSE TO AN ANNUAL LICENSE

Dear Shyam Patel:

Congratulations! The New Jersey Cannabis Regulatory Commission ("NJ-CRC") has approved your application for an Annual Class 5 Cannabis Retailer license to operate an adult personal-use cannabis business in the State of New Jersey.

This letter serves as written notice that the above-listed entity has submitted complete, accurate, and verifiable information, and the NJ-CRC has approved the entity to operate as a licensed cannabis business. As further explained below, receipt of this letter does not authorize the entity to engage in cannabis activities. Following this written notice of approval, the entity must notify the NJ-CRC within five (5) business days whether it will accept the license or if it will abandon the license. Details on the Commission's review of application materials, terms and conditions of Commission approval, and next steps are provided below. Please read the following information carefully; failure to satisfy any requirements may result in penalties levied against the entity, including fines and license suspension, revocation, or renewal denial.

NJ-CRC Review of Application Materials

Pursuant to N.J.A.C. 17:30-7.7(f), the NJ-CRC shall approve an application to convert a conditional license to an annual license where the license applicant:

- (1) has submitted a complete conditional license conversion application in accordance with N.J.A.C. 17:30-7.8;
- (2) has scored sufficiently high to be issued an annual license in accordance with the criteria included in the notice of application acceptance pursuant to N.J.A.C. 17:30-6.1 and 7.8;
- (3) has been deemed qualified for an annual license pursuant to N.J.A.C. 17:30-7.11;

- (4) has submitted its conditional conversion application submission fee, as applicable, pursuant to N.J.A.C. 17:30-7.17; and
- (5) has submitted sufficient information for the Commission to determine that it is implementing the plans, procedures, protocols, actions, or other measures set forth in its conditional license application and is in compliance with all applicable conditions.

The NJ-CRC Board of Commissioners has determined that the above-referenced entity has satisfied all the criteria.

Terms and Conditions of NJ-CRC Approval

The Commission's approval provided herein is based and conditioned on the information provided in the entity's application materials. As such, the Commission's approval of the entity's application is subject to the terms and conditions explained below. Adherence to the entity's plans submitted to the Commission and the terms and conditions below is an ongoing requirement for licensure as a cannabis business. Failure to adhere to the conditions and commitments in the entity's application materials, or failure to satisfy any required terms and conditions set forth below, may result in adverse action taken against the entity, including suspension or revocation of any issued permit or license. The NJ-CRC is authorized to take these enforcement actions pursuant to N.J.A.C. 17:30-20.5.

As an annual license awardee, you are subject to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization ("CREAMM") Act as well as all regulations implementing the CREAMM Act, set forth at N.J.A.C. 17:30. It is your responsibility to ensure the entity understands and complies with all applicable regulations, regardless of whether they are expressly mentioned in this letter.

Additionally, please be advised that pursuant to N.J.A.C. 17:30-7.14(g), you have a continuing duty to seek approval for or report material changes in the information submitted as part of the annual license application, pursuant to N.J.A.C. 17:30-9.2. Examples of material changes that must be reported to the NJ-CRC for approval include:

- (1) any changes in ownership,
- (2) changes of management services contractors or changes to the terms of a management services agreement,
- (3) changes of financial sources or changes to the terms of a financial source agreement,
- (4) changes of location,
- (5) modifications of an entity's capacity, physical plant or premises, and
- (6) changes of the cannabis business's name.

Please be advised that there will be an ongoing and continuing review of financial source and management services agreements to ensure the entity is compliant with the governing regulations.

Next Steps

Following this written notice of approval, the entity must notify the NJ-CRC within five (5) business days whether it will accept the license or if it will abandon the license pursuant to N.J.A.C. 17:30-7.14(b). The decision to accept or abandon the license must be supplied by a letter from the entity's listed primary contact, submitted electronically to crc.licensing@crc.nj.gov. Pursuant to N.J.A.C. 17:30-7.14(c), an entity's failure to notify the NJ-CRC of its decision to accept or abandon the license by the specified

deadline shall result in the license being deemed abandoned.

Upon accepting this provisional award, the entity is required to pay any application approval fees required pursuant to N.J.A.C. 17:30-7.17. The NJ-CRC will email you an invoice that must be paid online using the Commission's licensing portal. If payment is not received within thirty (30) days of accepting this award, the NJ-CRC will email a final notice regarding the unpaid invoice. Failure to pay the required fees within sixty (60) days of accepting this award will result in the award automatically being rescinded and the entity's license being rejected in the online licensing portal.

Pursuant to N.J.A.C. 17:30-7.14(h), after the entity has completed any necessary construction or preparation to become operational, the entity shall request in writing that the NJ-CRC conduct a final onsite assessment. Thereafter, pursuant to N.J.A.C. 17:30-7.14(i), Commission staff will conduct a final onsite assessment of the cannabis business and determine whether the cannabis business's premises, operations, plans, procedures, protocols, and actions are consistent with the annual license application and compliant with the CREAMM Act, the governing regulations, and any additional requirements provided by the NJ-CRC. The Commission will provide the annual license to the entity no later than 30 days after the onsite assessment, unless the NJ-CRC finds the entity is not in compliance with the governing regulations or the NJ-CRC is notified by the relevant municipality that the entity is not in compliance with its ordinances or regulations. After an annual license is issued, the entity must notify the NJ-CRC in writing of a proposed opening date for the cannabis business within fourteen (14) days of being issued an annual license.

Pursuant to N.J.A.C. 17:30-7.14(f), you have 365 days from the date of this written notice of approval to request a final onsite assessment.

If you are getting close to the deadline to become operational and wish to have your deadline extended, you may submit an extension request to the NJ-CRC's Permitting and Licensing Committee at least 15 days before the applicable deadline. The Committee cannot extend a regulatory deadline once it has passed. Submission of an extension request does not guarantee that you will be granted an extension. Cannabis businesses are encouraged to avoid last-minute requests by submitting their extension request as soon as the need for an extension becomes apparent. Instructions for requesting an extension are available at <https://www.nj.gov/cannabis/businesses> and clicking on the "Application Extension Requests" button.

Again, congratulations on your successful application and thank you for your interest in working with the NJ-CRC to establish a safe and equitable cannabis industry for the state of New Jersey. Should you have any questions regarding this correspondence, please submit your inquiry to the NJ-CRC Licensing inbox at crc.licensing@crc.nj.gov.

Sincerely,

A handwritten signature in black ink, appearing to read 'DH' followed by a horizontal line.

Dianna Houenou
Chairperson
New Jersey Cannabis Regulatory Commission