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November 27, 2023

VIA HAND DELIVERY AND EMAIL (CopelandR@cityofbridgeton.com)

Bridgeton City Hall
Department of Planning & Zoning Administration
ATTN: Roberta Copeland – Planning Board Secretary
181 East Commerce Street
Bridgeton, NJ 08302

**RE: CI Bridgeton, LLC
Application for Site Plan Waiver or Preliminary and Final Site Plan
Approval, and Conceptual Site Plan Review
7 North Industrial Boulevard / Block 189, Lots 3.03, 3.04, and 3.05
City of Bridgeton, Cumberland County, New Jersey
Our File No: TRZ.003.0001**

Dear Ms. Copeland:

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

1. City of Bridgeton Planning Board Application with Checklist – sixteen (16) copies;
2. Narrative Application Addendum – sixteen (16) copies;
3. Corporate Disclosure Information Statement – sixteen (16) copies; and
4. Site Plans, entitled “Preliminary & Final site Plan for Cannabiz Incubator,” consisting of four (4) sheets, prepared by Land Dimensions Engineering, dated November 21, 2023 – sixteen (16) copies.

Under separate cover, the Applicant has submitted checks for the fees associated with this Application.

The Applicant requests that the City of Bridgeton Planning Board grant a Site Plan Waiver, or in the alternative, Preliminary and Final Site Plan Approval, for the change of use within the existing 8,900+/- square foot industrial building located on 2.07+/- acres of land at 7 North Industrial Boulevard, and identified on the City of Bridgeton Tax Map as Block 189, Lot 3.03, within an Industrial (I) Zoning District and the Southeast Industrial Redevelopment Area (“the Property”), in order to facilitate the Applicant’s proposed use as a Cannabis Incubator. The Applicant also requests Conceptual Site Plan Review for the proposed Redevelopment of adjacent,

vacant parcels identified on the City of Bridgeton Tax Map as Block 189, Lots 3.04 and 3.05, within an Industrial (I) Zoning District and the Southeast Industrial Redevelopment Area (“the Vacant Parcels”), for the proposed expansion of the Cannabis Incubator to include a 45,000+/- square foot manufacturing and processing facility, eleven (11) growing/greenhouse structures, parking lot improvements to incorporate 72 parking spaces along with loading and delivery areas, stormwater management infrastructure, and related improvements.

We would appreciate if you could please place this application on the Planning Board’s next available meeting agenda for consideration. 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
Enclosures

cc: Alan (via email with enclosures via FileShare)
Larry (via email with enclosures via FileShare)
Persefoni (via email with enclosures via FileShare)
David Weinstein, Esq. (via email with enclosures via FileShare)
Barbara Fegley, AICP, PP (via email with enclosures via FileShare)
Michael Fralinger, PE (via email with enclosures via FileShare)
Kate Gaskill, Esq. (via email with enclosures via FileShare)