

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

Application Addendum

I. Application Summary

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 parcels identified on the City of Bridgeton Tax Map as Block 189, Lots 3.04 and 3.05, within an Institutional (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.

Pursuant to the adoption of Bridgeton City Council Resolution 59-23, the Applicant has been designated as the Redeveloper of Block 189, Lots 3.03 and 3.04. The Applicant is continuing its negotiations with the City in order to amend its agreement, in order to include Lot 3.05, and has included Lot 3.05 within its conceptual development plan.

In order to utilize the Property for its intended use while obtaining the requisite NJDEP permitting, the Applicant proposes to use and redevelop the property in two phases. First, the Applicant proposes to utilize the existing structure on Lot 3.03 to accommodate a small initial group of cannabis operators, along with 700+/- square foot of cannabis retail space. This requires only interior site modifications, and does not trigger any outside agency permitting or approvals in order to commence operations. Second, the Applicant will apply for Preliminary and Final Major Site Plan Approval to expand its facility and develop Lots 3.03, 3.04, and 3.05 as proposed by the Concept Plan.

The Applicant’s proposed use of a Cannabis Incubator is permitted within the Industrial (I) Zoning District and the Southeast Industrial Redevelopment Area, pursuant to §110-3(B)(11) and §110-3(C)(1) of the Bridgeton City Code. Notably, because a Cannabis Incubator provides only the facilities and leased space to conduct cannabis business operations, the Applicant is not required to obtain a Cannabis Business Authorization Permit under §110-4 of the Bridgeton City Code. Instead, each tenant/operator will be required to obtain a Cannabis Business Authorization Permit from the City, in order to ensure all operators are fully licensed at the State and local level.

II. Request for Waiver of Site Plan Review

The proposed change of use does not require the Applicant to alter the footprint of the building, add any impervious coverage, alter the layout, access, and circulation of the parking lot, or make any other site modifications – only interior renovations are required. The Applicant respectfully requests consideration for a Waiver of Site Plan Review, in accordance with §370-75(C), as the proposed change of use does not affect existing circulation, drainage, the relationship of buildings to each other, landscaping, buffering, lighting or any other considerations associated with site plan review.

Importantly, as demonstrated on the parking table provided in the plans, the proposed use requires 19 parking space, while 33 are existing and available. This surplus of 14 available spaces, coupled with the small 700+/- square feet of retail space, will more than adequately be able to accommodate the Applicant's proposed operations.

III. Justification for Requested Checklist Waivers

As noted above, the proposed change of use does not require the modification of the building footprint, nor any exterior site improvements or additions. The existing conditions can more than adequately support the proposed change in use, rendering the requested submission waivers appropriate under the circumstances.

IV. Conclusion & Request for Approval

With respect to what the Applicant has identified as Phase I of its proposed improvements – *i.e.*, the proposed change of use – the Applicant requests approval for the change of use along with a Waiver of Site Plan Review. In the alternative, the Applicant requests Site Plan Approval, with approval of the requested submission waivers as identified in the Application Checklist.

With respect to the Applicant's request for a concept review of Phase II, the Applicant requests feedback from the Board and its Professionals on the proposed improvements to Lots 3.04 and 3.05, in order to prepare an Application for Preliminary and Final Major Site Plan Approval.

Access to capital, finding property, and obtaining local land use approvals consistently represent some of the most expensive and time consuming challenges to new cannabis businesses. Even though the State has created license categories with lower barriers to entry, the requirements to secure property and obtain local land use approvals are the same for a small local operator as they are for large multi-state businesses. The Applicant's proposal lowers those two large barriers, allowing tenants to operate in an approved location designed and fit-out to meet a variety of cultivation and processing needs.

Importantly, each tenant would still be required to obtain a State-issued license of the appropriate category, along with a Cannabis Business Authorization Permit from the City of Bridgeton. The Applicant's proposal to operate as a cannabis incubator will provide an invaluable opportunity for small, independent operators to enter the cannabis industry, and will be the first of its kind in the State of New Jersey we are aware of – an innovation that would call Bridgeton its home.

