



AGENDA

CITY OF CAMDEN
CITY COUNCIL SPECIAL MEETING

May 16th, 2023 – 5:00 p.m.

Honorable Angel Fuentes, Council President

Honorable Sheila Davis, Vice-President

Honorable Marilyn Torres

Honorable Felisha Reyes

Honorable Shaneka Boucher

Honorable Chris Collins

Honorable Nohemi Soria-Perez

Honorable Victor Carstarphen, Mayor

Daniel S. Blackburn, City Attorney

Howard McCoach, Counsel to Council

Luis Pastoriza, Municipal Clerk



CITY COUNCIL AGENDA

SPECIAL MEETING

TUESDAY, MAY 16TH, 2023 – 5:00 P.M.
CITY COUNCIL CHAMBER

CALL TO ORDER

FLAG SALUTE

ROLL CALL

STATEMENT OF COMPLIANCE

NOTICE OF MEETING

PUBLIC COMMENT

***Public comment for resolutions and/or any other concerns
(Limited to 3 continuous minutes)**

OLD BUSINESS

Department of Administration

- 1. RESOLUTION OF SUPPORT FOR AN APPLICATION FOR A RECREATIONAL CANNABIS RETAIL LICENSE SUBMITTED BY CUZZIE'S, LLC AND REQUESTING THAT CANNABIS REGULATORY COMMISSION ISSUE A RECREATIONAL CANNABIS RETAIL LICENSE TO CUZZIE'S, LLC FOR A PROPOSED LOCATION AT THE VICTOR, ONE MARKET STREET, CAMDEN, NEW JERSEY**
- 2. RESOLUTION OF SUPPORT FOR AN APPLICATION FOR A RECREATIONAL CANNABIS RETAIL LICENSE SUBMITTED BY CANNABISTA, LLC AND REQUESTING THAT THE CANNABIS REGULATORY COMMISSION ISSUE A RECREATIONAL CANNABIS RETAIL LICENSE TO CANNABISTA, LLC FOR 2035 ADMIRAL WILSON BLVD. CAMDEN, NEW JERSEY**
- 3. RESOLUTION OF SUPPORT FOR AN APPLICATION FOR A RECREATIONAL CANNABIS RETAIL LICENSE SUBMITTED BY TOMMY'S 321, LLC AND REQUESTING THAT THE CANNABIS REGULATORY COMMISSION ISSUE A RECREATIONAL CANNABIS RETAIL LICENSE TO TOMMY'S 321, LLC FOR 319 FRIENDS STREET, CAMDEN, NEW JERSEY**

RESOLUTIONS

Department of Administration

1. **RESOLUTION CONCURRING WITH THE CANNABIS COMMITTEE'S RECOMMENDATION TO DENY THE APPLICATION FOR A RETAIL RECREATIONAL CANNABIS LICENSE SUBMITTED BY TOMMY'S 321, LLC FOR ITS PROPOSED BUSINESS LOCATION, 319 FRIENDS STREET, CAMDEN, NEW JERSEY**

ADJOURNMENT

Please note summary of Public Decorum rules below.

Rule XVII: Decorum

Any person who shall disturb the peace of the Council, make impertinent or slanderous remarks or conduct himself in a boisterous manner while addressing the Council shall be forthwith barred by the presiding officer from further audience before the Council, except that if the speaker shall submit to proper order under these rules, permission for him to continue may be granted by a majority vote of the Council.

City Council meetings shall be conducted in a courteous manner. Citizens and Council members will be allowed to state their positions in an atmosphere free of slander, threats of violence or the use of Council as a forum for politics. Sufficient warnings may be given by the Chair at any time during the remarks and, in the event that any individual shall violate the rules of decorum heretofore set forth, the Chairperson may then cut off comment or debate. At the discretion of the Chairperson, light signals may be used to display the commencement of the time for speaking and a warning light may be flashed to show that the appropriate time has passed. A red light will signal that there is no longer time.

Old Business

05-1

RESOLUTION OF SUPPORT FOR AN APPLICATION FOR A RECREATIONAL CANNABIS RETAIL LICENSE SUBMITTED BY CUZZIE'S, LLC AND REQUESTING THAT THE CANNABIS REGULATORY COMMISSION ISSUE A RECREATIONAL CANNABIS RETAIL LICENSE TO CUZZIE'S, LLC FOR A PROPOSED LOCATION AT THE VICTOR, ONE MARKET STREET, CAMDEN, NEW JERSEY

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer; and

WHEREAS, the New Jersey Cannabis Regulatory Commission has issued regulations implementing the Act at N.J.A.C. 17:30-1.1 et seq.; and

WHEREAS, on February 8, 2022, the City of Camden adopted an ordinance, MC-5371, establishing and controlling recreational cannabis licenses in the City of Camden which was amended by MC-5414, adopted on October 11, 2022, further amended by MC- 5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022; and

WHEREAS, the New Jersey Cannabis Regulatory Commission's regulations and guidance require evidence of support for a license-applicant from a municipality; to submit a recreational cannabis application which shall include the following:

1. The license applicant's legal name under which it is registered to do business in the State of New Jersey;
2. That the municipality has authorized the type of cannabis business license being sought by the license-applicant to operate within its jurisdiction; and
3. A confirmation that if the municipality has imposed a limit on the number of licensed cannabis businesses, the issuance of a license to the license-applicant by the New Jersey Cannabis Regulatory Commission would not exceed that license limit; and

WHEREAS, the City Council of the City of Camden adopted a cannabis ordinance with subsequent amendments, which establish the number of permitted licenses as follows:

1. A maximum of three (3) standard or micro-business licenses operating under Class 1 shall be permitted to operate within the City only in commercial zone area specified as Commercial 3 and Light Industrial 2.
2. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 2 shall be permitted to operate within the City only in commercial zone specified as Light Industrial Zone – LI-1.
3. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 3 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zones, LI-1 and LI-2.
4. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 4 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zone – LI-1.
5. A maximum of 20 standard or microbusiness retail cannabis business licenses operating under Class 5 shall be permitted within the City in the commercial zones with no more than six (6) per zone as specified in the following zones:
 - a. C-2 Zone – Gateway/Waterfront South
 - b. C-3 Zone – Old Pathmark Area
 - c. C-4 Zone – Admiral Wilson Boulevard
 - d. US Zone – University Services
 - e. CC Zone – Center City
 - f. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue
 - g. C-2 Zone - Vine Street from North Front Street to North 3rd Street
 - h. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
 - i. Any other properties outside the specific zones described in subsections (a) through (h) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
 - j. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.

WHEREAS, the license-applicant, Cuzzie's, LLC has submitted an application for a recreational cannabis retail license with a proposed location of The Victor, One Market Street, Camden, New Jersey, which falls within the above identified retail zones; and

WHEREAS, the Camden Cannabis Committee, after review of the application for a recreational cannabis retail license submitted by Cuzzie's, LLC, recommends approval of the application for a recreational cannabis retail license; and

WHEREAS, the Camden Cannabis Committee has now determined to recommend to the City Council of the City of Camden that the application of Cuzzie's, LLC for a recreational cannabis retail license be approved and that the Cannabis Regulatory Commission be advised of this recommendation through this resolution of support from the City Council of the City of Camden; and

WHEREAS, New Jersey law requires that the Cannabis Regulatory Commission is the sole entity with the authority to issue a cannabis license but which requires municipal support for such cannabis license; now therefore,

BE IT RESOLVED, by the City Council of the City of Camden that the City Council of the City of Camden, by this resolution hereby supports the application of Cuzzie's, LLC for a recreational cannabis retail license for the proposed location, The Victor, One Market Street, Camden, New Jersey, which was submitted to the Camden Cannabis Committee and which has been so reviewed and approved by the Camden Cannabis Committee.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that this resolution of support for the application for a recreational cannabis retail license by Cuzzie's, LLC, is based on the review of the application of Cuzzie's, LLC, followed by an interview with the Owners of Cuzzie's, LLC by the Camden Cannabis Committee which determined the following:


1. The applicant's legal name under which it is registered to do business in the State of New Jersey is Cuzzie's, LLC.
2. The City of Camden has authorized the type of cannabis business license being sought by Cuzzie's, LLC to operate within the City of Camden.
3. While the City of Camden has imposed a limit on the number of licensed recreational cannabis retail businesses, as stated above, the issuance of a license to the license-applicant, Cuzzie's, LLC, by the New Jersey Cannabis Regulatory Commission would not exceed that license limit.
4. The Owners of Cuzzie's, LLC are Lemar Boone and Joshua Evans.
5. The proposed location would be leased space at The Victor, One Market Street, Camden, New Jersey, which is located in an approved zone identified in the City of Camden's cannabis ordinance, MC-5371, adopted on February 8, 2022, which was amended by MC-5414, adopted on October 11, 2022, further amended by MC- 5426, adopted on November 10, 2022, and then further amended by MC- 5427, adopted on December 13, 2022.
6. Cuzzie's, LLC is a certified MBE and SBE.
7. This company has the financial wherewithal to support this cannabis business.
8. The Principals of Cuzzie's, LLC, will be complying with the New Jersey Cannabis Regulations, N.J.A.C. 17: 30-1.1 et seq., including being willing to submit to criminal history background checks as required by New Jersey Cannabis Regulation, N.J.A.C. 17: 30-7.12.
9. The application submitted by Cuzzie's, LLC to the Camden Cannabis Committee, for a recreational cannabis retail license appears to meet all of the requirements of the City of Camden's cannabis ordinance, MC-5371, adopted on February 8, 2022, which was amended by MC-5414, adopted on October 11, 2022, further amended by MC- 5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022.
10. The owners of Cuzzie's, LLC have further agreed to attend and complete an entrepreneurial training program on or before twelve (12) months from the date of the approval of a retail recreational cannabis license by the Cannabis Regulatory Commission.
11. The owners of Cuzzie's, LLC have also agreed to join the Urban Enterprise Program which will help to ensure the long term success of Cuzzie's, LLC and its Principals.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that, based on the review conducted by the Camden Cannabis Committee of the application for a recreational cannabis retail license sought by the license-applicant, Cuzzie's, LLC and subject to compliance by Cuzzie's, LLC with the New Jersey Cannabis Regulations and contingent upon Cuzzie's, LLC obtaining all of the City's applicable zoning, mercantile and building permit approvals and further contingent upon the Owners of Cuzzie's, LLC meeting the requirements established by Items #10 and #11 above, of this resolution of support, the City of Camden hereby recommends to the Cannabis Regulatory Commission that a recreational cannabis retail license be issued to Cuzzie's, LLC for a proposed location at the Victor, One Market Street, Camden, New Jersey.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 9, 2023

The above has been reviewed
and approved as to form



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

05-2

**RESOLUTION OF SUPPORT FOR AN APPLICATION FOR A
RECREATIONAL CANNABIS RETAIL LICENSE SUBMITTED BY
CANNABISTA, LLC AND REQUESTING THAT THE CANNABIS
REGULATORY COMMISSION ISSUE A RECREATIONAL CANNABIS
RETAIL LICENSE TO CANNABISTA, LLC FOR
2035 ADMIRAL WILSON BLVD., CAMDEN, NEW JERSEY**

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer; and

WHEREAS, the New Jersey Cannabis Regulatory Commission has issued regulations implementing the Act at N.J.A.C. 17:30-1.1 et seq.; and

WHEREAS, on February 8, 2022, the City of Camden adopted an ordinance, MC-5371, establishing and controlling recreational cannabis licenses in the City of Camden which was amended by MC-5414, adopted on October 11, 2022, further amended by MC- 5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022; and

WHEREAS, the New Jersey Cannabis Regulatory Commission's regulations and guidance require evidence of support for a license-applicant from a municipality; to submit a recreational cannabis application which shall include the following:

1. The license applicant's legal name under which it is registered to do business in the State of New Jersey;
2. That the municipality has authorized the type of cannabis business license being sought by the license-applicant to operate within its jurisdiction; and
3. A confirmation that if the municipality has imposed a limit on the number of licensed cannabis businesses, the issuance of a license to the license-applicant by the New Jersey Cannabis Regulatory Commission would not exceed that license limit; and

WHEREAS, the City Council of the City of Camden adopted a cannabis ordinance with subsequent amendments, which establish the number of permitted licenses as follows:

1. A maximum of three (3) standard or micro-business licenses operating under Class 1 shall be permitted to operate within the City only in commercial zone area specified as Commercial 3 and Light Industrial 2.
2. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 2 shall be permitted to operate within the City only in commercial zone specified as Light Industrial Zone – LI-1.
3. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 3 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zones, LI-1 and LI-2.
4. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 4 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zone – LI-1.
5. A maximum of 20 standard or microbusiness retail cannabis business licenses operating under Class 5 shall be permitted within the City in the commercial zones with no more than six (6) per zone as specified in the following zones:
 - a. C-2 Zone – Gateway/Waterfront South
 - b. C-3 Zone – Old Pathmark Area
 - c. C-4 Zone – Admiral Wilson Boulevard
 - d. US Zone – University Services
 - e. CC Zone – Center City
 - f. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue
 - g. C-2 Zone - Vine Street from North Front Street to North 3rd Street
 - h. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
 - i. Any other properties outside the specific zones described in subsections (a) through (h) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
 - j. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.

WHEREAS, the license-applicant, Cannabista, LLC has submitted an application for a recreational cannabis retail license for 2035 Admiral Wilson Blvd., Camden, New Jersey, which falls within the above identified retail zones; and

WHEREAS, the Camden Cannabis Committee, after review of the application for a recreational cannabis retail license submitted by Cannabista, LLC, recommends approval of the application for a recreational cannabis retail license; and

WHEREAS, the Camden Cannabis Committee has now determined to recommend to the City Council of the City of Camden that the application of Cannabista, LLC for a recreational cannabis retail license be approved and that the Cannabis Regulatory Commission be advised of this recommendation through this resolution of support from the City Council of the City of Camden; and

WHEREAS, New Jersey law requires that the Cannabis Regulatory Commission is the sole entity with the authority to issue a cannabis license but which requires municipal support for such cannabis license; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City Council of the City of Camden, by this resolution hereby supports the application of Cannabista, LLC for a recreational cannabis retail license for 2035 Admiral Wilson Blvd., Camden, New Jersey, which was submitted to the Camden Cannabis Committee and which has been so reviewed and approved by the Camden Cannabis Committee.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that this resolution of support for the application for a recreational cannabis retail license by Cannabista,

LLC, is based on the review of the application of Cannabista, LLC, by the Camden Cannabis Committee which determined the following:

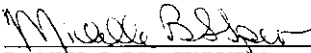
1. The applicant's legal name under which it is registered to do business in the State of New Jersey is Cannabista, LLC.
2. The City of Camden has authorized the type of cannabis business license being sought by Cannabista, LLC to operate within the City of Camden.
3. While the City of Camden has imposed a limit on the number of licensed recreational cannabis retail businesses, as stated above, the issuance of a license to the license-applicant, Cannabista, LLC, by the New Jersey Cannabis Regulatory Commission would not exceed that license limit.
4. The Principal of Cannabista, LLC is Jose Brito.
5. Cannabista, LLC expects to hire 3 City residents to work for the business.
6. Cannabista, LLC is willing to enter into a Community Benefit Agreement.
7. The proposed location is currently owned by Brito Investments LLC.
8. Cannabista, LLC lists itself as an Impact Zone business and Minority-owned.
9. The proposed location for Cannabista, LLC is 2035 Admiral Wilson Blvd., Camden, New Jersey, which is located in an approved zone identified in the City of Camden's cannabis ordinance, MC-5371, adopted on February 8, 2022, which was amended by MC-5414, adopted on October 11, 2022, further amended by MC-5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022.
10. This company and its owner have the financial wherewithal to support this cannabis business.
11. The Principal of Cannabista, LLC, will be complying with the New Jersey Cannabis Regulations, N.J.A.C. 17: 30-1.1 et seq., including being willing to submit to criminal history background checks as required by New Jersey Cannabis Regulation, N.J.A.C. 17: 30-7.12.
12. The application submitted by Cannabista, LLC to the Camden Cannabis Committee, for a recreational cannabis retail license appears to meet all of the requirements of the City of Camden's cannabis ordinance, MC-5371, adopted on February 8, 2022, which was amended by MC-5414, adopted on October 11, 2022, further amended by MC-5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that, based on the review conducted by the Camden Cannabis Committee of the application for a recreational cannabis retail license sought by the license-applicant, Cannabista, LLC and subject to compliance by Cannabista, LLC with the New Jersey Cannabis Regulations and further contingent upon Cannabista, LLC obtaining all of the City's applicable zoning, mercantile and building permit approvals, the City of Camden hereby recommends to the Cannabis Regulatory Commission that a recreational cannabis retail license be issued to Cannabista, LLC for a proposed location at 2035 Admiral Wilson Blvd., Camden, New Jersey.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 9, 2023

The above has been reviewed
and approved as to form


FR DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: LUIS PASTORIZA
Municipal Clerk

**RESOLUTION OF SUPPORT FOR AN APPLICATION
FOR A RECREATIONAL CANNABIS RETAIL LICENSE
SUBMITTED BY TOMMY'S 321, LLC AND REQUESTING THAT
THE CANNABIS REGULATORY COMMISSION ISSUE A
RECREATIONAL CANNABIS RETAIL LICENSE TO
TOMMY'S 321 LLC FOR 319 FRIENDS STREET, CAMDEN, NEW JERSEY**

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (the "Act"), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer; and

WHEREAS, the New Jersey Cannabis Regulatory Commission has issued regulations implementing the Act at N.J.A.C. 17:30-1.1 et seq.; and

WHEREAS, on February 8, 2022, the City of Camden adopted an ordinance, MC-5371, establishing and controlling recreational cannabis licenses in the City of Camden which was amended by MC-5414, adopted on October 11, 2022, further amended by MC-5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022; and

WHEREAS, the New Jersey Cannabis Regulatory Commission's regulations and guidance require evidence of support for a license-applicant from a municipality; to submit a recreational cannabis application which shall include the following:

1. The license applicant's legal name under which it is registered to do business in the State of New Jersey;
2. That the municipality has authorized the type of cannabis business license being sought by the license-applicant to operate within its jurisdiction; and

3. A confirmation that if the municipality has imposed a limit on the number of licensed cannabis businesses, the issuance of a license to the license-applicant by the New Jersey Cannabis Regulatory Commission would not exceed that license limit; and

WHEREAS, the City Council of the City of Camden adopted a cannabis ordinance with subsequent amendments, which establish the number of permitted licenses as follows:

1. A maximum of three (3) standard or micro-business licenses operating under Class 1 shall be permitted to operate within the City only in commercial zone area specified as Commercial 3 and Light Industrial 2.
2. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 2 shall be permitted to operate within the City only in commercial zone specified as Light Industrial Zone – LI-1.
3. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 3 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zones, LI-1 and LI-2.
4. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 4 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zone – LI-1.
5. A maximum of 20 standard or microbusiness retail cannabis business licenses operating under Class 5 shall be permitted within the City in the commercial zones with no more than six (6) per zone as specified in the following zones:
 - a. C-2 Zone – Gateway/Waterfront South
 - b. C-3 Zone – Old Pathmark Area
 - c. C-4 Zone – Admiral Wilson Boulevard
 - d. US Zone – University Services
 - e. CC Zone – Center City
 - f. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue
 - g. C-2 Zone - Vine Street from North Front Street to North 3rd Street
 - h. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
 - i. Any other properties outside the specific zones described in subsections (a) through (h) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
 - j. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.

WHEREAS, the license-applicant, Tommy's 321, LLC has submitted an application for a recreational cannabis retail license for 319 Friends Street, Camden, New Jersey, which falls within the above identified retail zones; and

WHEREAS, the Camden Cannabis Committee, after review of the application for a recreational cannabis retail license submitted by Tommy's 321, LLC and subsequent interview of its Principals, recommends approval of the application for a recreational cannabis retail license; and

WHEREAS, the Camden Cannabis Committee has now determined to recommend to the City Council of the City of Camden that the application of Tommy's 321, LLC for a recreational cannabis retail license be approved and that the Cannabis Regulatory Commission be advised of this recommendation through this resolution of support from the City Council of the City of Camden; and

WHEREAS, New Jersey law requires that the Cannabis Regulatory Commission is the sole entity with the authority to issue a cannabis license but which requires municipal support for such cannabis license; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City Council of the City of Camden, by this resolution hereby supports the application of Tommy's 321, LLC for a recreational cannabis retail license for 319 Friends Street, Camden, New Jersey, which was submitted to the Camden Cannabis Committee and which has been so reviewed and approved by the Camden Cannabis Committee.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that this resolution of support for the application for a recreational cannabis retail license by Tommy's 321, LLC, is based on the review of the application of Tommy's 321, LLC and subsequent interview of the Principals, by the Camden Cannabis Committee which determined the following:

1. The applicant's legal name under which it is registered to do business in the State of New Jersey is Tommy's 321, LLC.
2. The City of Camden has authorized the type of cannabis business license being sought by Tommy's 321, LLC to operate within the City of Camden.
3. While the City of Camden has imposed a limit on the number of licensed recreational cannabis retail businesses, as stated above, the issuance of a license to the license-applicant, Tommy's 321, LLC by the New Jersey Cannabis Regulatory Commission would not exceed that license limit.
4. The Principals of Tommy's 321, LLC are Carla Lewis, Tony Payton Jr., Cherise Williams, Fred Williams and Cheryl Duckett.
5. The proposed location for Tommy's 321, LLC is 319 Friends Street, Camden, New Jersey, which is located in an approved zone identified in the City of Camden's cannabis ordinance, MC-5371, adopted on February 8, 2022, which was amended by MC-5414, adopted on October 11, 2022, further amended by MC- 5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022.
6. This company and its ownership group have the financial wherewithal to support this cannabis business.
7. The Principals of Tommy's 321, LLC, will be complying with the New Jersey Cannabis Regulations, N.J.A.C. 17: 30-1.1 et seq., including being willing to submit to criminal history background checks as required by New Jersey Cannabis Regulation, N.J.A.C. 17: 30-7.12.
8. The application submitted by Tommy's 321, LLC, to the Camden Cannabis Committee, for a recreational cannabis retail license appears to meet all of the requirements of the City of Camden's cannabis ordinance, MC-5371, adopted on February 8, 2022, which was amended by MC-5414, adopted on October 11, 2022, further amended by MC- 5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022.

BE IT FURTHER RESOLVED, by the City Council of the City of Camden, that, based on the review conducted by the Camden Cannabis Committee of the application for a recreational cannabis retail license sought by the license-applicant, Tommy's 321, LLC and subject to compliance by Tommy's 321, LLC with the New Jersey Cannabis Regulations and further contingent upon Tommy's 321, LLC obtaining all of the City's applicable zoning, mercantile and building permit approvals, the City of Camden hereby recommends to the Cannabis Regulatory Commission that a recreational cannabis retail license be issued to Tommy's 321, LLC for a proposed location at 319 Friends Street, Camden, New Jersey.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 9, 2023

The above has been reviewed
and approved as to form



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk

Resolution

R-1

DB
5-16-23

**RESOLUTION CONCURRING WITH THE CANNABIS COMMITTEE'S
RECOMMENDATION TO DENY THE APPLICATION FOR A RETAIL
RECREATIONAL CANNABIS LICENSE SUBMITTED BY TOMMY'S 321, LLC
FOR ITS PROPOSED BUSINESS LOCATION, 319 FRIENDS STREET,
CAMDEN, NEW JERSEY**

WHEREAS, on February 8, 2022, the City of Camden adopted an ordinance, MC-5371, establishing and controlling recreational cannabis licenses in the City of Camden which was amended by MC-5414, adopted on October 11, 2022, further amended by MC- 5426, adopted on November 10, 2022, and then further amended by MC-5427, adopted on December 13, 2022; and

WHEREAS, the City Council of the City of Camden adopted a cannabis ordinance with subsequent amendments, which establish the number of permitted licenses as follows:

1. A maximum of three (3) standard or micro-business licenses operating under Class 1 shall be permitted to operate within the City only in commercial zone area specified as Commercial 3 and Light Industrial 2.
2. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 2 shall be permitted to operate within the City only in commercial zone specified as Light Industrial Zone – LI-1.
3. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 3 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zones, LI-1 and LI-2.
4. A maximum total of three (3) standard or micro-business cannabis licenses operating under Class 4 shall be permitted within the City only in commercial zone areas specified as Light Industrial Zone – LI-1.
5. A maximum of 20 standard or microbusiness retail cannabis business licenses operating under Class 5 shall be permitted within the City in the commercial zones with no more than six (6) per zone as specified in the following zones:
 - a. C-2 Zone – Gateway/Waterfront South
 - b. C-3 Zone – Old Pathmark Area
 - c. C-4 Zone – Admiral Wilson Boulevard
 - d. US Zone – University Services
 - e. CC Zone – Center City
 - f. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue
 - g. C-2 Zone - Vine Street from North Front Street to North 3rd Street
 - h. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
 - i. Any other properties outside the specific zones described in subsections (a) through (h) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
 - j. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.

WHEREAS, the license-applicant, Tommy's 321, LLC has submitted an application for a retail recreational cannabis license for the proposed location, 319 Friends Street, Camden, New Jersey, which falls within the above identified retail zones; and

WHEREAS, the Camden Cannabis Committee conducted a review of the application for a retail recreational cannabis license submitted by Tommy's 321, LLC and interviewed its Principals; and

WHEREAS, initially, the Cannabis Committee determined to approve the application of Tommy's 321, LLC for a retail recreational cannabis license for the proposed location, 319 Friends Street and seek a resolution of support from City Council; and

WHEREAS, MC-5371, the Cannabis Ordinance, specifically states that "no cannabis business ... seeking Class 1 through Class 5 licenses herein shall be located within: "two hundred feet of the property line of any existing church or house of worship, as measured in a straight line from the nearest two (2) points of the property lines"; and

WHEREAS, subsequent to this initial approval, a significant zoning issue was raised to the Cannabis Committee as to whether the proposed business location for Tommy's 321, LLC at 319 Friends Street is within two hundred (200) feet of a church which would contravene the City's Cannabis Ordinance; and

WHEREAS, upon review, it was determined that this church is within two hundred (200) feet of the proposed cannabis business location, 319 Friends Street; and

WHEREAS, on May 5, 2023, by e-mail, the Principals of Tommy's 321, LLC were advised that a member of the Cannabis Committee had spoken to the pastor of the church who has been the pastor for this church for the past 40 years, and the pastor "relayed that this church is currently active and has been active for the past 40 years"; and

WHEREAS, the Principals of Tommy's 321, LLC, were asked to submit any proof indicating that this church was not in close proximity to the proposed location, 319 Friends Street, to the Cannabis Committee by no later than the close of business on May 8, 2023; and

WHEREAS, the Cannabis Committee has not received any documents or information to refute this contention concerning the close proximity of this church to the proposed business location, 319 Friends Street; and

WHEREAS, the Cannabis Committee has rendered a decision to deny the application of Tommy's 321, LLC for a retail recreational cannabis license; and

WHEREAS, the Cannabis Committee has also advised Tommy's 321, LLC and its Principals that it will not issue a letter of support for any application for a zoning variance submitted to the Zoning Board of Adjustment by Tommy's 321, LLC for the proposed location, 319 Friends Street; now therefore

BE IT RESOLVED, by the City Council of the City of Camden that the City Council of the City of Camden, hereby concurs with the recommendation of the Camden Cannabis Committee to deny the application submitted by Tommy's 321, LLC for a retail recreational cannabis license for the proposed location, 319 Friends Street and, therefore, will not issue of resolution of support for the application for a retail recreational cannabis license sought by Tommy's 321, LLC for its proposed location, 319 Friends Street.

BE IT FURTHER RESOLVED, that pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Resolution shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to veto this Resolution. All notices of veto shall be filed in the Office of the Municipal Clerk.

Date: May 16, 2023

The above has been reviewed
and approved as to form



DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President, City Council

ATTEST: _____
LUIS PASTORIZA
Municipal Clerk