



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*
CHRIS RIGGS, *Acting Executive Director*

September 27, 2024

Verka Peovska
A-Z Supply Inc.
risblagoj@gmail.com

Re: FINAL AGENCY DECISION
APPROVAL OF ANNUAL LICENSE APPLICATION

Dear Verka Peovska:

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. 17:30-7.9(g), the NJ-CRC shall approve a license applicant for an annual license that:

- (1) has submitted a complete annual license application in accordance with N.J.A.C 17:30-7.10;
- (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 7.10;
- (3) has been deemed qualified to hold an annual license pursuant to N.J.A.C. 17:30-7.11; and
- (4) has submitted its annual license application submission fee pursuant to N.J.A.C. 17:30-7.17.

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 Resolution 2024-220, the Commission has waived the requirement under N.J.A.C. 17:30-7.14(f), to request a final onsite assessment within 365 days. However, please be advised that awardees shall remain subject to all other terms and conditions of their FADs, including the requirement to demonstrate to the Commission that they have satisfied all commitments enunciated in their application. Please refer to the attached Certificate of Waiver for more details. Questions regarding the waiver or its applicability to your business should be directed to your assigned field monitor.

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,



Dianna Houenou
Chairperson
New Jersey Cannabis Regulatory Commission

LAND DEVELOPMENT

315 Attachment 6

Township of Bloomfield

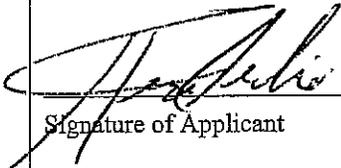
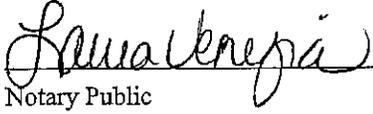
Standard Development Application

Township of Bloomfield Standard Development Application				
TO BE COMPLETED BY TOWNSHIP STAFF ONLY				
Date Filed:		Date Deemed Complete:		Application No:
<p>GENERAL INSTRUCTIONS: To the extent possible, applicant shall complete every question. When completed, this application shall be submitted to the Planning Board Secretary (if an application to the Planning Board) or the Zoning Officer (if an application to the Board of Adjustment). The proper application and escrow fees must accompany the application. Do not advertise for a public hearing until you are advised to do so by the Board.</p>				
Indicate to which Board application is being made:				
<input checked="" type="checkbox"/> <i>Planning Board</i>		<input type="checkbox"/> <i>Board of Adjustment</i>		
Indicate all approvals and variances being sought:				
<input type="checkbox"/> <i>Informal Review</i>	<input type="checkbox"/> <i>Prelim. Major Site Plan</i>		<input type="checkbox"/> <i>Interpretation</i>	
<input type="checkbox"/> <i>Bulk Variance(s)</i>	<input type="checkbox"/> <i>Final Major Site Plan</i>		<input type="checkbox"/> <i>Fill or Soil Removal Permit</i>	
<input type="checkbox"/> <i>Use Variance</i>	<input type="checkbox"/> <i>Prelim. Major Subdivision</i>		<input type="checkbox"/> <i>Waiver of Site Plan Requirements</i>	
<input checked="" type="checkbox"/> <i>Conditional Use Variance</i>	<input type="checkbox"/> <i>Final Major Subdivision</i>			
<input checked="" type="checkbox"/> <i>Minor Site Plan</i>		<input type="checkbox"/> <i>Appeals from Decision of Admin. Officer</i>		
<input type="checkbox"/> <i>Minor Subdivision</i>		<i>(attach the denial/decision)</i>		
1. APPLICANT				
Name A-Z Supply Inc.			Address 1283 Broad Street	
City Bloomfield	State NJ	Zip 07003	Telephone 201-334-6689	Fax
2. PROPERTY OWNER (if other than applicant)				
Name 1283 Broad Street LLC			Address P.O. Box 329	
City Verona	State NJ	Zip 07044	Telephone 973-865-4342	Fax
3. SUBJECT PROPERTY (attach additional sheets if necessary)				
Street Address 1283 Broad Street			Block(s) and Lot(s) Numbers Block 1230 Lot 5	
Site Acreage and Square Footage 3400 SF Building		Zone District(s)		Tax Sheet Nos.

BLOOMFIELD CODE

Present Use				
Commercial Store Building (retail space)				
Proposed Development Name and Nature of Use				
Commercial Store for 1000 sq ft (retail space)				
Number of New Buildings	Square Feet of New Building(s)	Height	% of Lot to be Covered by Buildings	
N/A	N/A	N/A	N/A	
% of Lot to be Covered by Pavement		Number of Parking Spaces and Dimensions		Dimensions of Loading Area(s)
N/A		17 parking spaces		N/A
Exterior Construction Material/Design				
N/A				
Total Cost of Building and Site Improvements	Number of Lots Before Subdivision	Number of Lots After Subdivision	Are Any New Streets or Utility Extensions Proposed?	
N/A	N/A	N/A	N/A	
Number of Existing Trees, Two-Inch Caliper or Greater, to be Removed	Are Any Structures to be Removed?		Number of Proposed Signs and Dimensions	
N/A	N/A		N/A	
Is Soil Removal or Fill Proposed? Specify Total in Cubic Yards.		Is the Property Within 200 feet of an Adjacent Municipality? If so, which.		
N/A		N/A		
4. Are there any existing or proposed deed restrictions or covenants? Please detail.				
N/A				
5. HISTORY OF PAST APPROVALS <input checked="" type="checkbox"/> Check here if none				
	APPROVED	DENIED	DATE	
Subdivision				
Site Plan				
Variance(s)				
Building Permit				
6. APPLICANT'S ATTORNEY (if applicable)				
Name		Address		
Gregory Mascera Esq.		10 So. Prospect ST		
City	State	Zip	Telephone	Fax (973)
Verona	NJ	07044	(973) 239-2800	239-7120

LAND DEVELOPMENT

7. NAMES OF PLAN PREPARERS				
Engineer's Name N/A		Address		
City	State	Zip	Telephone	License #
Surveyor's Name George J. Anderson		Address P.O. Box 1348		
City Little Falls	State NJ	Zip 07424	Telephone (973) 837-8159	License # 36706
Landscape Architect or Architect's Name DBE NYC		Address 77 Sands Street, Brooklyn NY 11201		
City Brooklyn	State NY	Zip 11201	Telephone 718-797-1335	License # 22175
8. FEES SUBMITTED				
<i>Application Fees</i>		\$250-Minor site plan \$200-Conditional Use		
<i>Variance Fees</i>				
<i>Escrow Fees</i>		\$300-minor site plan escrow \$500-conditional use escrow		
<i>Total Fees</i>		\$450-Application and \$800 Escrow		
CERTIFICATION				
<p>I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual applicant or that I am an officer of the corporate applicant and that I am authorized to sign the application for the corporation or that I am a general partner of the partnership applicant. I hereby permit authorized Township officials to inspect my property in conjunction with this application.</p>				
 _____ Signature of Applicant		Sworn to and subscribed before me this date De December 16, 2024 _____		
		 _____ Notary Public		
_____ Property Owner Authorizing Application if Other Than Applicant				

LAURA VENEZIA
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires 6/1/2025

LAND DEVELOPMENT

315 Attachment 2

Township of Bloomfield

Minor Subdivision and Minor Site Plan Checklist
(See § 315-19)

Application for Approval of Minor Subdivisions and Minor Site Plans		Submitted	Waiver Requested
	(Note: For details of all submissions, see Article III. Applicant should check off all items as submitted or waiver requested. If waiver is requested, reasons shall be indicated in separate submission.)		
1.	Plat or plan drawn and sealed by a P.E., L.S., P.P. or R.A. as permitted by law and based on a current survey, with permissible building envelopes shown.	X	
2.	Scale: 1 inch = 30 feet or as approved by Board Engineer.		X
3.	Current survey upon which plat or plan is based.	X	
4.	Map size: 8-1/2" x 13" 15" x 21" 24" x 36" 30" x 42"		X
5.	Key map: 1,000-foot radius, street names, zoning districts.		X
6.	Title block and basic information: a. Title. b. Date of original preparation and date(s) of revision. c. North arrow and reference meridian. d. Ratio scale and graphic scale. e. Tax map block, lot numbers and zone. f. Name, address and license number of person preparing plat or plan, signed and sealed. g. Name and address of owner of record and applicant, if different from the owner.	X	
7.	Signature of the applicant, and, if the applicant is not the owner, the signed consent of the owner.	X	
8.	A map of the entire tract or property showing the location of that portion to be divided therefrom, giving all distances and showing all roads abutting or transversing the property. Development boundaries shall be clearly delineated.	N/A	
9.	The name and address, with block and lot, of all adjoining property owners within 200 feet, as disclosed by the most recent Township tax records.	X	
10.	Names of adjoining municipalities within 200 feet.	X	

BLOOMFIELD CODE

Application for Approval of Minor Subdivisions and Minor Site Plans		Submitted	Waiver Requested
11.	The location of existing and proposed, including details: a. Property lines. b. Streets. c. Structures (with an indication as to whether existing structures will be retained or removed). d. Buildings within 200 feet of the site. e. Parking spaces and loading areas. f. Roadways, driveways and curbs. g. Watercourses. h. Railroads. i. Bridges. j. Drainage pipes and other improvements. k. Natural features and treed areas, both on the tract and within 50 feet of its boundary. l. Sewer, water and other utilities. m. Lighting including photometrics and landscaping. n. Signage including details. o. Refuse areas. p. Soil erosion and sediment control plan q. Compliance with soil removal and fill placement requirements. r. Subsurface structures demolition. s. Tree save plan.	X	
12.	Area in square feet of all existing and proposed lots and all existing and proposed structures, except a new principal building on a lot created by a conforming minor subdivision may be represented by the permissible building envelope.	N/A	
13.	Bearings and distances of all existing and proposed property lines.	X	
14.	Sufficient elevations or contours at two-foot intervals, including finished grades and finished floor elevations.	N/A	
15.	The location and width of all existing and proposed utility, drainage and other easements, including but not limited to, sight triangle easements.	N/A	
16.	Front, side, and rear setback lines.	N/A	
17.	Chart of the zoning requirements for the zone, including existing and proposed uses and conditions, with variances indicated.	N/A	
18.	Delineation of floodplain and wetlands areas.	N/A	

LAND DEVELOPMENT

Application for Approval of Minor Subdivisions and Minor Site Plans		Submitted	Waiver Requested
19.	A copy of any protective covenants or deed restrictions applying to the lands being subdivided or developed.	N/A	
20.	Tax payment certification.	X	
21.	15 sets of folded plans.	X	
22.	For subdivisions, if the applicant intends to file the approved subdivision with the County, the plat shall be prepared in compliance with the "Map Filing Act" P.L. 1960, C.141 (N.J.S.A. 46.2309.9 et seq.) and bear the signature block noted in Item 23 below.	N/A	
23.	For subdivisions, if the applicant intends to file by deed(s), record of the approved subdivision with the County, the following signature block shall be provided on the deed(s):	N/A	
	Checklist prepared by: _____ Checklist reviewed by: _____ Application deemed complete on: _____ Application deemed incomplete on: _____		



BLOOMFIELD POLICE DEPARTMENT
CHIEF'S
MEMORANDUM



TO: TOWNSHIP PLANNING AND ZONING BOARD

DATE: JULY 28, 2023

FROM: GEORGE RICCI
CHIEF OF POLICE

SUBJECT: Approval Letter

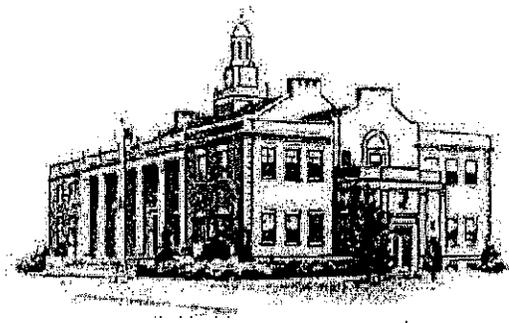
A-Z Supply
1283 Broad Street
Bloomfield, NJ 07003

After a review of the proposed Security Plan for A-Z Supply located at 1283 Broad Street, all safety and security measures required to hold a satisfactory status have been approved.

BY ORDER OF:

GEORGE RICCI
CHIEF OF POLICE

GR:mm



TOWNSHIP OF BLOOMFIELD

1 Municipal Plaza, Room 106
Bloomfield, New Jersey 07003-3487

CERTIFICATION OF PAYMENT OF TAXES

DATE: December 10, 2024

BLOCK 1230 LOT 5

1283 BROAD STREET, LLC
1283 BROAD STREET
BLOOMFIELD, NEW JERSEY 07003

Taxes for the above property have been paid to the present time.

Louise Conditto
Tax Collector



Township Council
1 Municipal Plaza
Bloomfield, NJ 07003

Louise M. Palngano
Municipal Clerk

<http://www.bloomfieldtwpnj.com>

Meeting: 08/14/23 06:30 PM

2023 RESOLUTION APPROVAL

RESOLUTION OF LOCAL SUPPORT FOR CANNABIS BUSINESS LICENSE APPLICANT A-Z SUPPLY INC PURSUANT TO N.J.A.C. 17:30-7.1, N.J.A.C. 17:30-7.8, and N.J.A.C. 17:30-7.10 TO OPERATE A LICENSED RETAIL ESTABLISHMENT AT 1283 BROAD STREET

WHEREAS, pursuant to N.J.A.C. 17:30-7.1, N.J.A.C. 17:30-7.8, and N.J.A.C. 17:30-7.10 Alternative Treatment Centers ("ATCs") and applicants for cannabis business licenses ("license-applicants") need to submit proof of local support in the form of municipal approval as part of either their certification (ATCs) or application (cannabis business license applicants); and

WHEREAS, the Township of Bloomfield has been advised that A-Z Supply INC is a license-applicant for a Class 5 Cannabis Retailer license, and has proposed to locate a licensed Cannabis Retail Establishment at 1283 Broad Street in Bloomfield; and

WHEREAS, on August 16, 2021, the Mayor and Council of the Township of Bloomfield adopted an Ordinance allowing and regulating one or more classes of cannabis business within Bloomfield, finding it to be in the best interest of the health, safety and welfare of Bloomfield's residents and members of the public who visit, travel, or conduct business in the Township, and amending the Township of Bloomfield's zoning regulations to permit those cannabis-related activities, including land use and development, within certain geographic boundaries within Bloomfield; and

WHEREAS, as dictated by the Township's enabling Ordinance, a total of eight Class 5 Cannabis Retailers are conditionally permitted in specified zones throughout the Township, with no more than four permitted in the Northern Sector of the Township; no more than four permitted in the Central Sector; and no more than four permitted in the Southern Sector; and

123
352

WHEREAS, the Township has authorized Class 5 Cannabis Retailers to operate within its jurisdiction, subject to the requirements of its Ordinance and site plan review, and this Resolution does not relieve the license-applicant from complying with all requirements and review; and

WHEREAS, the Township has imposed a limit on the number of licensed Class 5 Cannabis Retail businesses, and the issuance of a license to the license-applicant by the Cannabis Regulatory Commission would not exceed that limit at this time, but this Resolution cannot ensure that other licensed Class 5 Cannabis Retail businesses will not obtain municipal approvals to operate within the Township prior to this license-applicant and fulfil the Township's imposed limits on Class 5 Cannabis Retail businesses either town-wide or in a particular sector; and

NOW, THEREFORE BE IT RESOLVED, that the Mayor and Council of the Township of Bloomfield extend their support to A-Z Supply INC, with a proposed location for its licensed Cannabis Retail Establishment at 1283 Broad Street, Bloomfield, New Jersey, as part of their cannabis business license application, pursuant to N.J.A.C. 17:30-7.1, N.J.A.C. 17:30-7.8, and N.J.A.C. 17:30-7.10; and

BE IT FURTHER RESOLVED, this support resolution shall expire one year from the date of its passage if the applicant has not received a Class 5 Cannabis Retailer License from the State of New Jersey.

......*...*

Approved as to form and procedure on basis of facts set forth.

Director of Law-Township Attorney

I do hereby certify that the funding will be legally appropriated per the above information for the purpose specified in the attached contract. Furthermore, it has been represented to me that the contracts have been processed in accordance with the applicable provisions of New Jersey Local Public Contract Law and the Code of the Township of Bloomfield.

Jenny Mundell

 Chief Financial Officer

I hereby certify that the above resolution was duly adopted by the Mayor and Council of the Township of Bloomfield at a meeting of said Township Council held on August 14, 2023.

Louise M. Cabero

 Municipal Clerk of the Township of Bloomfield

Me 2ye

 Mayor of the Township of Bloomfield

✓ Vote Record – Resolution						
		Yes/Aye	No/Nay	Abstain	Absent	
<input type="checkbox"/> Adopt						
<input type="checkbox"/> Deny						
<input type="checkbox"/> Withdrawn						
<input type="checkbox"/> Table						
<input type="checkbox"/> Not Discussed						
<input type="checkbox"/> First Reading						
<input type="checkbox"/> Table with no Vote						
<input type="checkbox"/> Approve						
<input type="checkbox"/> Veto by Mayor						
<input type="checkbox"/> Discussion						
<input type="checkbox"/> Defeated						
<input type="checkbox"/> Discussion No Vote						
	Jenny Mundell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Nicholas Joannow	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Sarah Cruz	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Warilyna Davis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Ted Gamble	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Richard Rockwell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	Michael J. Venozia	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	