



**CITY OF JERSEY CITY
GENERAL DEVELOPMENT
APPLICATION ("GDA")**



1 Jackson Square, 2nd floor, Jersey City NJ 07305 | 201-547-5010 | cityplanning@jcnj.org

THIS SECTION IS FOR STAFF ONLY

| | |
|------------------|--|
| Intake Date: | |
| Case Number: | |
| X, Y Coordinate: | |

**1.
SUBJECT
PROPERTY**

| | |
|--------------------|-----------------------|
| 1. Street Address: | 840 Communipaw Avenue |
| 2. Zip Code: | 07304 |
| 3. Block(s): | 18204 |
| 4. Lot(s): | 16 |
| 5. Ward: | B |

**2.
APPROVALS
BEING SOUGHT**

| | | | |
|-----------------------------|----------------|--|----------------------------|
| 6. BOARD DESIGNATION | | | |
| X | Planning Board | | Zoning Board of Adjustment |

| | | | |
|--|--------------------------------------|-------------------|-----------------------------|
| 7. APPROVALS BEING SOUGHT (mark all that apply) | | | |
| | Minor Site Plan | | "A" Appeal |
| | Preliminary Major Site Plan | | "B" Appeal - Interpretation |
| | Final Major Site Plan | | Site Plan Waiver |
| X | Conditional Use | | Site Plan Amendment |
| | 'c' Variance(s) | | Administrative Amendment |
| | 'd' Variance(s) - use, density, etc. | | Interim Use |
| | Minor Subdivision | | Extension |
| | Preliminary Major Subdivision | | Other (fill in below): |
| | Final Major Subdivision | 345-60.5 Cannabis | |

**3.
PROPOSED
DEVELOPMENT**

| | |
|---|--|
| 8. Project Description: <i>(describe the name and nature of the use listing heights, units, sf and other pertinent summary attributes)</i> | Interior renovation of commercial space for a Class 5 Cannabis Retail License. |
|---|--|

**4.
VARIANCES
BEING SOUGHT**

| | | |
|--|--|--|
| 9. List Variances: <i>(reference sections of the Ordinance for Redevelopment Plan from which relief is requested)</i> | No new variances - existing nonconforming conditions | |
| 10. Number of 'c' Variance(s): | | |
| 11. Number of 'd' Variance(s): | | |

5.
APPLICANT

| | | |
|-----|-----------------|----------------------------|
| 12. | Applicant Name: | VT 420 LLC |
| 13. | Street Address: | 840 Communipaw Avenue |
| 14. | City: | Jersey City, NJ 07304 |
| 15. | State: | New Jersey |
| 16. | Zip Code: | 07307 |
| 17. | Phone: | 201-232-2551 |
| 18. | Email: | th_entertainment@yahoo.com |

6.
OWNER

| | | |
|-----|-----------------|------------------|
| 19. | Owner Name: | 840 Nana LLC |
| 20. | Street Address: | 39 Corbin Avenue |
| 21. | City: | Jersey City, NJ |
| 22. | State: | New Jersey |
| 23. | Zip Code: | 07306 |
| 24. | Phone: | 201-658-6221 |
| 25. | Email: | |

7.
ATTORNEY

| | | |
|-----|------------------|-----------------------------|
| 26. | Attorney's Name: | Joseph Paparo |
| 27. | Firm's Name: | Porzio, Bromberg and Newman |
| 28. | Phone: | (973) 889-4042 |
| 29. | Email: | JAPaparo@pbnlaw.com |

8.
PLAN
PREPARERS

| | | |
|---------------------------|--------------------|---------------------|
| ENGINEER | | |
| 30. | Engineer's Name: | |
| 31. | NJ License Number: | |
| 32. | Firm's Name: | |
| 33. | Email: | |
| ARCHITECT | | |
| 34. | Architect's Name: | Ronald T.R. Elkins |
| 35. | NJ License Number: | 21AI02218200 |
| 36. | Firm's Name: | Ronald T.R. Elkins |
| 37. | Email: | Elkinsron@gmail.com |
| PLANNER | | |
| 38. | Planner's Name: | |
| 39. | NJ License Number: | |
| 40. | Firm's Name: | |
| 41. | Email: | |
| SURVEYOR | | |
| 42. | Surveyor's Name: | |
| 43. | NJ License Number: | |
| 44. | Firm's Name: | |
| 45. | Email: | |
| OTHER PROFESSIONAL | | |
| 46. | Name, Profession: | |
| 47. | NJ License Number: | |
| 48. | Firm's Name: | |
| 49. | Email: | |

9. SUBJECT PROPERTY

| | | |
|--|---|-------------------------------------|
| 50. | Lot Area (square feet): | 2,608 |
| 51. | Lot Width (feet): | 25 |
| 52. | Lot Depth (feet): | 103.84 |
| 53. | Zone District(s): | C/A |
| 54. | Redevelopment Area: | |
| 55. | Present Use: | mixed-use (ground floor commercial) |
| 56. | Amount of impervious surface added, replaced, or disturbed (square feet): <i>(if greater or equal to 1,000 square feet provide stormwater report)</i> | none |
| ANSWER THE FOLLOWING YES –OR– NO | | |
| 57. | Is the subject property in a Historic District? <i>(if yes, apply to Historic Preservation Commission)</i> | no |
| 58. | Is the subject building or property <u>IS</u> on the list of properties eligible for the Historic Register? <i>(if yes, apply to Historic Preservation Commission)</i> | no |
| 59. | Is demolition proposed? <i>(if yes, provide determination of significance or demolition permit)</i> | no |
| 60. | Is a bonus provision being utilized? | no |
| 61. | Is the subject property within 200 feet of another municipality? | no |
| 62. | Are there performance guarantees and/or maintenance agreements with City Council? <i>(if yes, attach 1 copy)</i> | no |
| 63. | Does the property have existing deed restrictions, covenants and/or easements? <i>(if yes, attach 1 copy)</i> | none to applicant's knowledge |
| 64. | Are new streets and/or utility extensions proposed? | no |
| 65. | Are existing streets being widened? | no |
| 66. | Is the subject property in a flood plain?* | no |
| <i>* Flood plain boundaries and base flood elevation can be found by visiting: http://www.region2coastal.com/view-flood-maps-data/what-is-my-bfe-address-lookup-tool/ </i> | | |

10. HEIGHTS

** if proposed height is 40 feet or greater provide shadow study and visual assessment report*

| 67. | Base Flood Elevation (feet): | N/A | | |
|---------------------------|-------------------------------|--------|-----------|------|
| 68. | Elevation of Grade (feet): | N/A | | |
| 69. | Number of New Buildings: | N/A | | |
| 70. | Number of Development Phases: | N/A | | |
| HEIGHTS | EXISTING | | PROPOSED* | |
| | Stories | Feet | Stories | Feet |
| 71. Building | 3 | 35 +/- | N/A | N/A |
| 72. Addition or Extension | | | N/A | N/A |
| 73. Rooftop Appurtenance | N/A | N/A | | N/A |
| 74. Accessory Structures | 2(deck) | <35 | N/A | N/A |

**11.
GROSS FLOOR
AREA AND
COVERAGE**

| | PHASE 1 | PHASE 2 (if applicable) | PHASE 3 & UP (if applicable) |
|-----------------------------|---------|----------------------------|---------------------------------|
| 74. Residential sf: | | | |
| 75. Retail sf: | 1,164 | | |
| 76. Office sf: | | | |
| 77. Industrial sf: | | | |
| 78. Parking Garage sf: | | | |
| 79. Other sf: | | | |
| 80. GROSS FLOOR AREA (sf): | 4,875 | | |
| 81. Floor Area Ratio (FAR): | | | |
| 82. Building Coverage (%): | 62 | | |
| 83. Lot Coverage (%): | 100 | | |

**12.
RESIDENTIAL
DWELLING UNITS**

| | TOTAL UNIT MIX | INCOME RESTRICTED UNIT MIX |
|------------------------------|-------------------|-------------------------------|
| 84. Studio Units: | | |
| 84. 1 Bedroom Units: | | |
| 85. 2 Bedroom Units: | | |
| 86. 3 Bedroom Units: | | |
| 87. 4 bedroom or More Units: | | |
| 88. TOTAL UNIT COUNT: | | |
| 89. Percent Affordable: | | |
| 90. Percent Workforce: | | |

**13.
INCOME
RESTRICTED*
HOUSING**

**According to definitions established by N.J.A.C. 5:80-26.1 et seq.. Workforce Income is defined as households up to 120% of the area median income*

| | INCOME RESTRICTED* HOUSING UNITS CREATED |
|--|---|
| Affordability Level: | |
| 91. Very Low Income (<30% AMI): | |
| 92. Low Income (30% to 50% AMI): | |
| 93. Moderate Income (50% to 80% AMI): | |
| 94. Workforce Income (80% - 120% AMI): | |
| Population Served: | |
| 95. Age Restricted: | |
| 96. Special Needs: | |
| 97. Other: | |

14. PARKING AND SIGNAGE

| | | |
|------|--------------------------------|--|
| 98. | Number of Parking Spaces: | none |
| 99. | Dimensions of Parking Spaces: | N/A |
| 100. | Number of Bike Parking Spaces: | none |
| 101. | Location of Bike Parking: | N/A |
| 102. | Number of Loading Spaces: | none |
| 103. | Number of Signs: | 7 |
| 104. | Type of Signs: | (4) wall signs; (3) window/door graphics |

15. APPROVAL HISTORY

| <i>List all past approvals, denials, appeals, or other activity for the subject property. If there are previous approvals, attach 1 copy of the resolution.</i> | | | |
|---|----------------|-------------------|---------|
| | CASE NUMBER(S) | APPROVAL (Y/N) | DATE(S) |
| 105. Subdivision: | | | |
| 106. Site Plan: | | | |
| 107. Variance(s) App: | | | |
| 108. Appeal: | | | |
| 109. Building Permits: | | | |

16. SUBMISSION CHECKLIST

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Please attach the required affidavits and supplemental forms, plans, reports, and other documents needed to process your application. Download Application Forms and Support Documents here |
| <input checked="" type="checkbox"/> | Please make a \$150 deposit for us to intake your application. A submission without a \$150 deposit will <u>NOT</u> be accepted. Make an Online Payment by click here |
| <input checked="" type="checkbox"/> | Please fill out an Affidavit of Submission. A General Development Application will not be accepted if one is <u>NOT</u> submitted. |
| <input checked="" type="checkbox"/> | Initials of the Applicant/Preparer: <u>HV</u> (Must match Affidavit of Submission) |
| <input checked="" type="checkbox"/> | Once you have completed all of the Submission Checklist items above, you can email you application to jmorales@jcnj.org -and- tmiller@jcnj.org . Please send us a pdf version of this application which has <u>NOT</u> been scanned. |

CONTACT:

Jersey City Division of City Planning
1 Jackson Square, 2nd Floor
Jersey City NJ 07305
201-547-5010
CityPlanning@jcnj.org

AFFIDAVIT OF SUBMISSION


I, the Applicant, certify that the statements and information on the submitted Cannabis Control Board Application and the attached 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 Affidavit of Submission for the Corporation or that I am a General Partner of the Partnership Applicant. I hereby permit authorized City official to inspect the subject property in conjunction with this application.

Address (Subject Property) : 840 Communipaw Ave, JC

Block(s)/Lot(s): 18204/16

HV

Initials of Applicant (must match GDA)



Applicant Signature

Property Owner Signature Authorizing Submission of the Application if other than Applicant

Sworn to and subscribed before me this date

Feb 20 2023

ARDA L. SANCHEZ
NOTARY PUBLIC OF NEW JERSEY
Commission # 50148772
My Commission Expires 01/28/2026



Notary Public

AFFIDAVIT OF OWNERSHIP

STATE OF NEW JERSEY ss. _____

COUNTY OF HUDSON

I, Abdullah Elgendy of full age, being duly sworn
(print owner's name)

according to law on his/her oath deposes and says, that he/she resides or works at

406 Central Ave. Jersey City
(owner's address)

in the Town/City of Jersey City in the County
of Hudson and State of NJ is the owner
in fee of all that certain lot, piece or parcel of land situated, lying and being in the City of Jersey City
aforesaid, and known and designated as:

840 Communipaw avenue
(property address)

| | | | |
|--------|--------------|---------|-----------|
| Block: | <u>18204</u> | Lot(s): | <u>16</u> |
| Block: | | Lot(s): | |
| Block: | | Lot(s): | |
| Block: | | Lot(s): | |

and that he/she authorizes Hong T. Van / VT 420 LLC to
(name of applicant)

make the annexed application in his/her behalf, and that the statements of fact contained in said
application are true.

By: [Signature]
(signature of owner)

Sworn to before me this

12th day of May 20 23

Notary Public [Signature]

CARMIN DURATE
NOTARY PUBLIC OF NEW JERSEY
ID# 2169135
My Commission Expires Sept. 2, 2024

AFFIDAVIT OF PERFORMANCE

I, Ronald TR Elkins
(Property Owner/Architect/Engineer)

hereby certify that the Site Plan submitted to the Planning Board/Zoning Board of

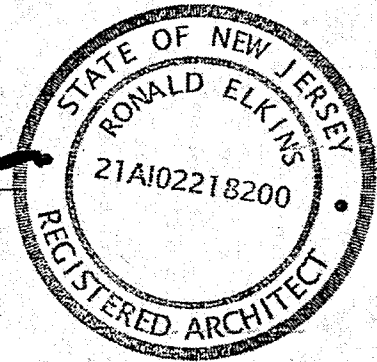
Adjustment [cross out inapplicable Board] for property at

840 COMMUNIPAW AVENUE, JERSEY CITY, NJ 07304;

Block(s) 182, Lot(s) 16

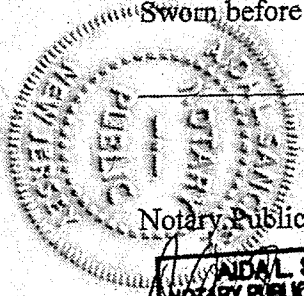
_____ is a full and complete representation of the Site Plan and that it shall be completed as submitted.

Ronald TR Elkins
(Property Owner/Architect/Engineer)



Sworn before me this

10th day of Month May, 2023



Notary Public

AIDA L. SANCHEZ
NOTARY PUBLIC OF NEW JERSEY
Commission # 60149772
My Commission Expires 01/20/2026

10% OWNERSHIP DISCLOSURE STATEMENT FORM

A corporation or partnership submitting a development application to the Jersey City Planning Board or Board of Adjustment must list the names and addresses of all stockholders or individual partners owning at least 10% of its stock of any class or at least 10% of the interest in the partnership.

| | | | |
|----------|-----------------------|-----------|-------|
| Subject | 840 Communipaw Avenue | Block(s): | 18204 |
| Property | | | |
| Address: | Jersey City, NJ 07304 | Lot(s): | 16 |
| | | | |

| | | | |
|-------------|-----------------------|----------|-----------------------|
| Applicant: | VT 420 LLC | Owner | 840 Nana LLC |
| | | | |
| Applicant's | 840 Communipaw Avenue | Owner's | |
| Address: | | Address: | 39 Corbin Avenue |
| | | | |
| | Jersey City, NJ 07304 | | Jersey City, NJ 07306 |
| | | | |

| Entity/Individual | Address | Ownership Interest (%) |
|-------------------|--|------------------------|
| Hoang Van | 272 Clendenney Avenue Jersey City, NJ 07304 | 51% |
| Khoa Tran | 18 Center Street Jersey City, NJ 07302 | 49% |
| | | |
| | | |
| | | |

Please attach additional sheet(s) if necessary.



HOUSING, ECONOMIC DEVELOPMENT & COMMERCE

Nick Taylor, Zoning Officer
One Jackson Square
Jersey City, New Jersey 07305
Telephone (201) 547-4832

Steven M. Fulop, Mayor
City of Jersey City

November 10, 2022

Hoang Van
272 Clendenny Avenue
Jersey City, N.J. 07304

Re: 840 Communipaw Avenue
Block # 18204 Lot # 16
25.01X113
3S-F-1C-4U-H
Zone: C/A – Commercial Automotive

Dear Mr. Van,

Your request to obtain a Class 5 Cannabis Retail License at the above existing commercial space, located in the C/A Zone, is permitted as a conditional use and will require Planning Board approval with all variances deemed necessary by staff.

Pursuant to N.J.S.A. 40:55D-72a, if you disagree with this determination, you may file an appeal with the Jersey City Zoning Board of Adjustment within 20 days. Please contact the Jersey City Division of City Planning at One Jackson Square Jersey City, N.J. 07305 Tel. 201-547-5010.

If I can be of further assistance, please contact this office.

Respectfully Yours,

Nick Taylor
Zoning Officer

NT/sp



STEVEN M. FULOP
MAYOR OF JERSEY CITY

CITY OF JERSEY CITY
DEPARTMENT OF HEALTH & HUMAN SERVICES

DR. MARTIN LUTHER KING, JR. CITY HALL ANNEX
1 JACKSON SQUARE | JERSEY CITY, NJ 07305
P: 201 547 6800



STACEY L. FLANAGAN
DIRECTOR

November 17, 2022

Hoang Van
VT 420, LLC
272 Clendenny Avenue
Jersey City, NJ 07304
Via Email: th_entertainment@yahoo.com

Re: Request for Child Care Providers and Substance Abuse Treatment Facilities within 200 feet of
840 Communipaw Avenue Jersey City, NJ 07304.

Dear Hoang Van,

Pursuant to your request regarding **840 Communipaw Avenue Jersey City, NJ 07304**, examination of our records revealed NO licensed child care providers and substance abuse treatment facilities that are within two hundred (200) feet of that location.

Sincerely,


Gracia Garcia

Chief REHS, NJ Reg. # B-102089
Environmental Health Division
201-547-4336 (Office)
gracia@jcnj.org

- * Our records do not track exact distances. You should verify the precise distance of any listed child care providers and substance abuse treatment facilities.

| | |
|--|---|
| IN THE MATTER OF THE APPLICATION OF VT 420, LLC | JERSEY CITY CANNABIS CONTROL BOARD HEARING |
| 840 COMMUNIPAW AVENUE | PRELIMINARY RESOLUTION OF FINDINGS AND CONCLUSIONS OF THE BOARD |
| APPLICATION CCB-23-57 | |

WHEREAS, VT 420, LLC (the "Applicant"), on April 10, 2023, presented their plans to open a Cannabis Dispensary and their desire to obtain Cannabis Control Board (the "Board") support of that application; and

WHEREAS, the Applicant submitted its business plan and other supporting documents to the Board and demonstrated proof that is has secured the above location for the proposed operations; and

WHEREAS, the Board conducted a thorough review of this application pursuant to City Ordinance 22-003 and City Ordinance 21-05.

NOW THEREFORE BE IT RESOLVED by the Cannabis Control Board for the City of Jersey City, that the following Findings of Fact and Conclusions of Law are hereby made and determined:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. Notice of this hearing to residents within 200' by mail is not required by law and therefore no legal obligation exists for the applicant to do so.
2. Jurisdiction lies with the Cannabis Control Board, pursuant to City Ordinance §21-053 and City Code §84-51.
3. The proceedings in this matter were recorded. The resolution incorporates by reference and attaches a transcription of the meeting's audio using artificial intelligence software¹ in order to expedite the process and substantially reduce costs. The transcription is not intended to be all-inclusive, but a detailed account of the recording made before the Board that is approximately seventy percent accurate.

¹ The technology is far from perfect and has its limitations. The AI transcript is replete with errors but is sufficient for the CCB's and the City's purposes. Taxpayers are being saved much expense versus a transcription service.

4. The Board evaluated the factors contained in the cannabis ordinances, including community impact and outreach input, the number of cannabis establishments within close proximity (less than 1000 feet) to the applicant, hiring practices employed by the applicant, residency of all applicants/owners, applicant's commitment to Diversity and Inclusion Best Practices, safety and security plans, compliance with local rules and regulations governing cannabis and the encouragement and promotion of participation of minorities, women and disabled veteran owned cannabis businesses.
5. The Board weighed these factors and finds that there are no negative aspects to this application but rather substantial positive aspects that will further the above-mentioned factors.
6. A motion to approve the application was made by

Commissioner Kaplowitz and seconded by
Commissioner Flanagan Roll call:

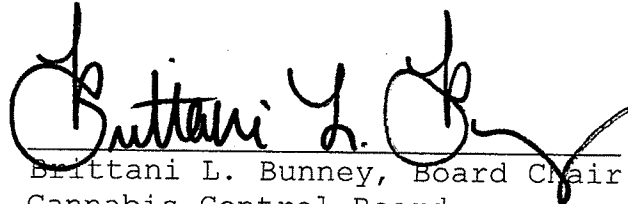
| COMMISSIONERS | YES | NO | ABSTAIN | ABSENT |
|-------------------------------------|-----|----|---------|--------|
| Brittani L. Bunney (Chairperson) | X | | | |
| Jose Cantarero (Vice Chairman) | X | | | |
| Stacey Flanagan | X | | | |
| Jeffrey Kaplowitz | X | | | |
| Courtney Sloane | | | | X |

BE IT FURTHER RESOLVED that a copy of this Resolution be forwarded to the Applicant and City Clerk.


Adopted this 10th day of April, 2023 by a majority of the members of the Board present at such meeting who voted for the action taken on the 10th day of April 2023.

Decided: April 10, 2023

Memorialized: April 10, 2023

 4/10/2023
Brittani L. Bunney, Board Chair
Cannabis Control Board
City of Jersey City

I do certify that this is a true and correct copy of the Resolution as adopted by the Cannabis Control Board of the City of Jersey City, County of Hudson, State of New Jersey, in the within application.


RONALD P. MONDELLO, Board Attorney
Cannabis Control Board
City of Jersey City

VT 420 owners Mr. Van and Mr. Tran have committed to giving back to their community for many years and they intend to continue by seeking qualified candidates among the community where we will be located, focusing on employment outreach programs.

Director of Security

Mr. Petrovcik was born and raised in the Jersey City Westside Avenue neighborhood and served the City of Jersey City for 25 years. Mr. Petrovcik offers extensive law enforcement background will offer VT 420 the highest quality of security. The Director of Security will be responsible for overseeing our day-to-day security operations in addition to coordinating with Jersey City's Public Safety Director James Shea and/or his designee to ensure we comply with all relative security matters to fulfill the extraordinary safety responsibilities required for an operation of this caliber.

Employees

Prospective employees will be screened using the following techniques:

- Request of resume
- Verification of the applicant's employment record and educational status
- Verbal verification of a sufficiently clean criminal record to qualify for the position.
- Contacting references
- Social media scan

If initial screening steps are found to be sufficiently positive, VT 420 Management will then interview the prospective employee. He or she will be asked why they have left previous jobs if they have left under good terms and given the required amount of notice, and what kinds of problems they have had with previous co-workers and employers, among other more informal questions oriented around getting to know the person and assessing if he/she is a good match for the position. If all steps are passed with sufficient satisfaction, the prospective employee will be asked to fill out an application and supply written consent and payment for a background check.

Retail Access

Only management employees will be provided with credentials to open the main door and rear door. Within the retail store designs, the use and limitations to determine specific access needs and requirements during regular hours of operations and after-hour usage. VT 420 will minimize the number of entrances without compromising emergency egress. Electronic door locks will be installed to ensure doors fully close after entry or egress is made. Each of the doors with the exception of the restroom will have credentialed access control. § 17:30-9.10 (b)(2).

VT 420's hours of operations will be 10 a.m. to 9 p.m., seven days per week and will offer two points of 24-hour contact, the Director of Security, Mr. Kenneth Petrovcik and Mr. Khoa Tran. Initial entry to the cannabis retail store will be greeted by a security officer who will then request a government-issued identification to be processed via the point-of-sale system, BIOTRACK THC, which offers age verification software, BIOTRACK THC software is designed for the cannabis retail industry. Signs will be posted on all exit doors that clearly state the entry process requirements and warn that violators will be charged with trespassing. Custodial, and records of deliveries will be retained via the record management software that include the following:

1. Vendor Name
2. Name of Delivery person
3. License Plate of vehicle
4. Date and time of arrival and departure

Storage/Inventory

Inventory management is a function of production and supply chain operations but is also an essential aspect of the security services of an organization. The security system product's inventory feature helps control inventory flow and potential loss. Accountability of product transfer from areas within the cannabis retail store to customer deliveries and the eventual end destination requires a high degree of accuracy to ensure accountability.

Storage is also a function of the production and supply chain operations. Due to the nature and importance of the product. A Security Officer will perform physical inspections of the storage areas, as well as the electronic monitoring, alarm, and video monitoring of those areas, per § 17:30-9.10 (b)(9). which are critical to the accountability of the product. Storage locations will also be monitored within the inventory management system of the security product system platform.

All finished cannabis items will be stored in a locked climate-controlled storage room in a Restricted Access Area and only accessible to key employees. The vault to store the cash and inventory will be DEA-compliant.

VT 420 will ensure that they comply with §17:30-9.12:

- When visitors must be present in or pass-through cannabis item storage areas, the Company shall provide for adequate observation of the site by cannabis business personnel authorized by the license-holder explicitly by policy or job description to supervise the activity per § 17:30-9.12 (1).
- Keeping a report within the standard operating procedures identifying the personnel with authorization to access the storage area per § 17:30-9.12 (2).
- The Company will securely store finished usable cannabis and cannabis products ready for sale in a locked area such as the Vault with adequate security and limited access to authorized personnel only per § 17:30-9.12 (2)(b).

VT420LLC
Safety and Security
N.J.A.C17:30-9.10
Video Retention

In accordance with § 17:30-9.10(b)(9)(ii) , the original tapes recorded by the video surveillance system will be stored in a locked safe for a minimum of 30 days.

- Backup copies of at least the most recent week of surveillance footage will be stored on a secondary secured server on the property or, if on removable media, off-site in a vault or safe where it will be easy to access and easily reproducible.
- Video will be made available immediately upon request to state and local law enforcement and regulatory authorities.

Cybersecurity

Protection of electronic data and digital infrastructure is a vital and often overlooked aspect of security for many businesses. Protecting VT 420's cyber infrastructure is a vital part of keeping the facility secure. The cybersecurity plan begins with minimizing the amount of data that will be retained and limiting opportunities for security breaches to occur, § 17:30-9.10 (a). The purpose of this policy is to establish a standard for creating strong passwords, the protection of those passwords, and the frequency of change.

Password Policy-

- Policy includes all personnel responsible for an account (or any form of access that supports or requires a password) on any system that resides at the VT 420 facility, has access to the company network, or stores any non-public VT 420 information.
- When applicable, all passwords are to be protected/encrypted using an industry- standard encryption algorithm.
- All production system-level passwords must be part of the company-administered global password management database.
- All initial or temporary passwords are to be unique and random.

Loitering

Loitering at and around the property will be strictly prohibited. Loitering is a security concern and a serious threat to the safety and security of the employees, customers, and the cannabis retail store itself. All employees, especially the security officers, shall be sensitive to the issue of loitering and shall report each instance without delay. § 17:30-9.10 (b)(7). Neighbors within 100 ft and the Jersey City Police Department Public Safety Director or his designee will be provided with the Director of Security and his designee's company issued mobile number for contact during and after operating hours for reporting of any problems or concerns with the retail store in accordance with § 17:30-9.11. VT 420 management will create and circulate alcohol, drug-free, smoke-free workplace policies, and employee assistance programs to protect the employees,

VT420LLC

Safety and Security

N.J.A.C17:30-9.10

customers, community, and business.

Physical/Digital Security

The site will have redundant security systems outputs be received and monitored by ADT. Should the internal systems fail for any reason or become compromised, all data and operations will cease, and recovery of the data will be provided by ADT. Monitoring of the security surveillance systems will be twenty-four hours per day, seven days a week. § 17:30-9.11 (c). The security officers shall be present on site from 9 a.m. to 10 p.m. seven days per week. Staffing shall be two (2) security officers at minimum, one positioned at the main entrance, and the second officer will be performing interior/exterior perimeter checks. Once product delivery is expected, a security officer will be positioned by the rear door with the General Manager to accept the delivery and proceed to the vault where the products will be stored.

- VT 420 will restrict after-hours access by groups to limited areas and entry points where unfettered access to the building is not possible.
- VT 420 will have a security officer present during the monthly inventory process.
- All doors locked and secured during and after-hour activities.
- Utilize biometric software for access control to monitor entry/exits of all employees in addition to keeping digital reporting of all activity.
- There will be a total of (17) surveillance cameras: Exterior: (5) and Interior (12)

Security officers will be required to complete a log of activities each day, report on specific incidents occurring each day on an incident report designed, remain in their post until relieved, protect life as a priority. patrol the perimeter, patrol the cannabis retail store, and monitor receiving. Security personnel ensure that employees and visitors remain safe and unhurt while they remain on VT 420 property. Any unsafe or dangerous act, incident, or occurrence must be reported to the Director of Security and management.

Diversion Prevention/Notifications

All employees will be required to wear VT 420 designed pocketless uniforms to prevent diversion theft. Per § 17:30-9.11 (a), upon becoming aware of a reportable loss, discrepancies identified during inventory, diversion, or theft, whether or not the cannabis, funds, or other lost or stolen property is subsequently recovered, and the responsible parties are identified, and action taken against them VT 420 will:

- Immediately notify the Jersey City Police Department by telephone; and
- Notify the Commission no later than three hours after the discovery of the event.
- The DOS shall notify the Commission within 24 hours by telephone, followed by email notification within five business days of any of the following:
 - An alarm activation or other event that requires a response by public safety

VT420LLC

Safety and Security

N.J.A.C17:30-9.10

personnel.

- A breach of security.
- The failure of the security alarm system due to a loss of electrical support or mechanical malfunction that is expected to last longer than eight hours; and
- Corrective measures are taken if any.

Business Continuity

VT 420 will acquire a Kohler generator or comparable which will be maintained on-site at 10' (above flood level) to provide electrical service to sustain the store for over 168 (hours). § 17:30-9.10 (1)(ii). For any event where operations cannot be maintained on-premises for an extensive period of time, VT 420 shall provide additional security personnel to ensure the safety of all employees and the security of the cannabis retail itself.

If the store itself becomes uninhabitable, management will establish a completely secure backup of all data and electronic operational equipment and administrative operations to be replicated at an undisclosed off-site location that will be determined upon CRC licensing. Security personnel shall ensure supervision, control, and product transfer to the identified secured alternate location.

VT 420 is basing its headquarters in Jersey City, NJ, an area that has been identified by the State of New Jersey Regulatory Cannabis Commission as an impact zone area. Accordingly, VT 420's Management team understands and intends to focus its efforts on the Jersey City as a whole community. For over a span of over 8 years, Hoang and Khoa's community service has consisted of:

- Organizing and volunteering for annual Jersey City Thanksgiving & Christmas Food Drives which aims to donate and distribute food to those in need within the Jersey City community.
- Provided outreach and assistance to community and communicate with at-risk individuals to better help distribute supplies and arrange for assistance and accommodations in wintry weather.
- Volunteer with the South Hudson Civic Assoc. First Resp. Appreciation BBQ which host first responders (police officers, firefighters, EMTs, etc.) of Hudson County and show their appreciation for their service and dedication.
- Covid-19 PPE Distribution for Seniors & People At-Risk -monthly event aimed to provide PPE (masks, gloves, sanitizer, etc.) for those in need within the Jersey community. Home deliveries were also made to elderly and immunocompromised families.
- Volunteer, secure donations for the Duc Me Lavang Charitable Non-Profit Organization which raises funds and awareness for disadvantaged students. Funds go to scholarships, college costs, books, supplies, tutoring, and other educational investments.
- Organize and host events to benefit the community (latest events in 2022 include: Community Picnic, Scholarship Program, Veterans Appreciation Day)
- Provided constructive feedback on future fundraising events, logistical planning, and budgeting.

VT 420, LLC

Community Impact, Social Responsibility and Research Statement

- Uplift the Vietnamese community and preserve Vietnamese heritage, culture, and to enhance quality of life. Organization strives to provide future leaders with tools to succeed.
- Provide support during events, fundraisers, provide feedback among the organization to promote involvement.

Community impact goals plans are as follows:

VT 420 Hoang and Khoa, intends to continue their volunteer work and raise funds for the above-mentioned non-profit organizations as well implement and expand those measures should VT 420 receive the local approval and final New Jersey State of Cannabis Commission operational approval. In addition, VT 420's management will implement the following goals, programs, and measurements pursuant to this plan for positive community impact in the City of Jersey City.

At VT 420 (VT420), we aim to uniquely cultivate community wellness by putting cannabis business profits to excellent work. We do this by creating a new funding mechanism via cannabis business profits by contributing a minimum of two thousand dollars (\$2,000.00) annually to South Civic Association which provides immensely needed community events that have assisted all residents of Jersey City for over 20 years.

In an effort to reach the abovementioned goals, we shall implement the following practices and programs:

In an effort to ensure that the VT 420 has the opportunity to interview, and hire, individuals who reside in Jersey City who have past drug convictions we shall post monthly notices for at least three (3) months prior to opening at the Jersey City municipal offices and in on social media. The employment notices will state, among other things, that VT 420 is specifically looking for Jersey City residents who are 21 years or older and either (i) live in a Jersey City; or (ii) have past drug convictions, for employment.

Such residency, or prior drug conviction status, will be a positive factor in hiring decisions, but this does not prevent the VT 420 from hiring the most qualified candidates and complying with all employment laws and other legal requirements.

VT 420, LLC

Community Impact, Social Responsibility and Research Statement

This Community Impact Plan will guide VT 420 in expressing their charitable offers to efforts that will positively impact the community best. To ensure relevance, the Community Impact Plan will focus on the most pressing needs within the community, and that align with Vt 420's overall mission.

Community Engagement and Cannabis Industry Education

Given that Hoang and Khoa's are local residents their roots in Jersey City run deep. VT 420 will leverage their local relationships to provide community awareness, engagement, and industry education. In the coming years, VT 420 will partner with anchor institutions such as Hudson County Community College and the Hudson County Civic Association to develop outreach programs so that they provide educational training that dissipates the stigmatism of the cannabis industry and instead will offer the many benefits this plant has to offer.

In addition, the local economic development will allow for many Jersey City residents that have been charged with cannabis infractions the opportunities of being formerly trained in the industry and offer prospective employment. As minorities themselves, Hoang and Khoa will lead VT 420 their work in improving the wellbeing of the community members.

VT 420 intends to create a planned giving commitment with the Hudson County Civic Association whereby VT 420 will make ongoing donations of \$2,000.00 quarterly.

Commitment to Social Responsibility

VT 420 is committed to maintaining a safe, welcoming retail environment for employees and customers. Hoang and Khoa take their responsibilities as a member of the Jersey City community seriously and will make every effort to ensure that the cannabis products are only sold to adults over the age of 21, with valid identification. We understand the consequences of misuse or overindulgence of cannabis and will educate the customers, to the best of their ability, to consume and enjoy cannabis in a responsible manner.

Commitment to Research and Continuing Education

VT 420 recognizes that in recent years there have been many significant advancements in cannabis research and development and in the practical application of the plant for both medical and recreational purposes. We strive to become a trusted industry resource by educating consumers and the community at large about the benefits and safe and responsible consumption of cannabis. Educational outreach programs that include the diverse population in Jersey City are crucial.

Hoang and Khoa will host educational seminars inviting seasoned industry speakers so that the community can be well informed. The retail store will contain an educational community board section that will have pamphlets and brochures in a variety of languages regarding substance abuse, employment, and educational opportunities.

A 2015 Northwestern Medicine study found that teen cannabis users had poor long-term memory in adulthood, performing 18% worse on long-term memory tests than peers who never abused cannabis. The National Survey on Drug Use and Health found that 9% of U.S. adults between the ages of 50 and 64 and 6% of those 65 years old and older used cannabis over the last two years. Seniors increasingly use cannabis for pain relief to treat several varying ailments. A 2018 survey conducted about seniors using medical cannabis for chronic pain found that up to 65% of senior citizens who used medical cannabis substantially reduced their pain and dependence on opioids. More than 90% of seniors indicated they would recommend medical cannabis to others. The VT420 team will do their part to ensure that we are researching cannabis to further help and educate society about cannabis and its uses.

VT 420 is committed to ensuring that members of the team are well-educated on the latest advancements in cannabis strains, products, technologies, and applications. The team will encourage staff to continually expand their depth of knowledge on cannabis-related topics by providing them with the resources and opportunities to participate in and attend industry events, seminars, conferences, and research studies.