

Request for Applications For a Cannabis Business License

Applications Due: 11:00 a.m. on Friday, July 25, 2025

INTRODUCTION AND GENERAL INSTRUCTIONS

In accordance with the provisions of Stockton Borough Ordinance 2024-12, a copy of which is attached, the Borough of Stockton (“Borough”) is utilizing a Request for Applications (“RFA”) process to solicit and evaluate qualified cannabis businesses for purposes of considering the issuance of one (1) resolution of local support for a Class 5 Cannabis Retailer to operate in the Borough.

Applications are due from qualified cannabis business applicants on or before **11:00 a.m. on July 25, 2025**, in order to be considered. The failure to submit a complete application by this deadline shall be grounds for rejection of the application without further consideration.

Any and all questions regarding this application or the licensing process shall be submitted in writing (via email to clerk@stocktonboronj.us) no later than **4:00 p.m. on June 20, 2025**. The Borough reserves the right to issue clarifications and/or modifications to the RFA. In the event that any clarification or modification of the RFA is determined to be necessary by the Borough following the receipt of any questions or otherwise, addenda shall be issued and posted on the Borough’s website as soon as practicable but no later than **July 10, 2025, at 4:00 p.m.** Verbal interpretations of the RFA will not be given by the Borough; in the event any such interpretations are given, they shall be considered invalid.

Only one (1) Class 5 Cannabis Retailer License is available in the Borough, and, therefore, only one (1) resolution of local support may be issued at the conclusion of the RFA and evaluation process.

Applicants are required to submit proposal packages in electronic and hard copy formats. Electronic submissions must be emailed to clerk@stocktonboronj.us, and hard copy submissions must be delivered to the Clerk’s Office at Borough Hall, 2 South Main Street, P.O. Box M, Stockton, NJ 08559, by the RFA due date and time.

The Borough’s goal is to receive applications from cannabis retailers with the qualifications, responsibility, financial capability, and experience to operate a highly-regulated business within the Borough. It is imperative for Applicants to provide as much specificity and detail as possible in response to the questions and information requested in this RFA.

The Council’s cannabis review committee will review, evaluate, and score each application in accordance with the established evaluation criteria (see Part 6). The Borough reserves the right to conduct its own investigation of Applicants and the veracity of the contents of their applications, and to consult with third-party experts during this evaluation. The review committee shall determine which applications, if any, meet the minimum total score for the core categories (as set forth in Part 6 below). The review committee will rank the applications achieving the minimum score and issue a recommendation to the governing body. The governing body shall consider, but not be bound by, the review committee’s recommendation. The governing body shall take final action within 120 days of receipt of Applications, which may include the award of a resolution of local support to one Applicant. The successful Applicant shall then submit its resolution of local support to the Cannabis Regulatory Commission (CRC) as part of the state licensing process.

The Borough shall permit the successful Applicant, if any, up to one year from the adoption of a resolution of local support to secure its state cannabis license, which period may be extended by the Council upon timely written request for good cause shown. The Borough shall also require the successful Applicant to seek and obtain conditional use and site plan approval from the Stockton Borough Planning Board within one year of the adoption of a resolution of local support. Once the Applicant secures its state license, a copy of the state license and state application materials must be provided to the Borough. Following receipt of these approvals, a local license shall be issued in accordance with Section 2.4 of Ordinance 2024-12.

Cannabis Business License Application

PART 1: BUSINESS INFORMATION

Entity Name			
Trade Name (DBA)			
Mailing Address			
Street	City	State	Zip

A. Business Type

- | | | |
|--|--|--|
| <input type="checkbox"/> Sole Proprietorship | <input type="checkbox"/> Corporation/LLC/LLP | <input type="checkbox"/> S-Corporation |
| <input type="checkbox"/> Partnership | <input type="checkbox"/> Other _____ | |

B. Business Ownership

The Applicant shall provide a list of every person with any ownership interest in the proposed cannabis business and a copy of its organizational chart showing the identity of all persons in the organization and their roles. Please include the percentage of ownership interest of all persons in the organization. As used here and throughout this Application form, “person” shall mean any individual, as well as any corporation, company, firm, partnership, association, organization, and any other group or entity acting as a unit.

C. Qualifications, Experience, and Responsibility

- 1. The Applicant shall provide sufficient information to demonstrate its qualifications, experience and responsibility. The following, at a minimum, shall be submitted:**
 - a. A summary of the Applicant’s qualifications, responsibility, and experience, particularly as they pertain to operating in highly-regulated industries, including cannabis-related businesses in New Jersey or in other locations.
 - b. A description of the Applicant’s experience operating a retail cannabis business, as well as the prior experience of its owners and principals with operating a retail cannabis business.
 - c. Assurances that the Applicant is in compliance with all qualifications and background check requirements for its owners, principals, employees, and volunteers as set forth in N.J.A.C. 17:30-6.6, N.J.A.C. 17:30-7.11 and N.J.A.C. 17:30-7.12.
 - d. At least three (3) signed references in support of its Application, which shall include the basis for the recommendation, the reference’s relationship to the Applicant and contact information. All reference letters shall be dated within six (6) months of the submission of the Application.
- 2. Would any individual listed in this Application fail to qualify for ownership of the license if applying as an individual because of age, criminal conviction, or prohibited interest in another license?** If yes, please details including the names and additional information.

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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D. Financial Capacity

The Applicant shall provide details regarding its financial capability to open and operate a cannabis establishment and evidence of the source(s) and amount(s) of funds from each source (including cash) to do so.

The Applicant shall provide documentation as to the number of months of operating expenses (including cash) that it has in reserve to sustain its operation and any outstanding debt to be funded by operating revenue.

E. Does the Applicant qualify as a Diversely Owned Business, pursuant to the criteria in N.J.A.C. 17:30-6.4?

If yes, please provide a copy of information evidencing that status.

- Yes No

F. Does the Applicant qualify as a Social Equity Business as defined by N.J.A.C. 17:30-6.6? If yes, please provide a copy of information evidencing that status.

- Yes No

PART 2: APPLICANT INFORMATION

A. Applicant / Primary Contact Person

This should be a principal or officer of the applying business entity and be able to address questions related to the Application. This individual will receive application status updates and notifications.

Name			
First	Last		
Mailing Address			
Street	City	State	Zip
Phone	Email		

B. Local Operator

Individual responsible for the day-to-day operations, if different than the Applicant.

Name			
First	Last		
Mailing Address			
Street	City	State	Zip
Phone	Email		

C. Does the Applicant or operator (or any person holding any ownership interest in either) hold a cannabis license or letter of endorsement from any other jurisdiction? If yes, please describe.

Yes

No

D. Has the Applicant or operator (or any person holding any ownership interest in either) been issued a license or any permit by the Cannabis Regulatory Commission? If yes, please stipulate what type of license or permit, and for which location. If no, please indicate how far along the Applicant is into the process.

Yes

No

E. Has the Applicant or operator (or any person holding any ownership interest in either) been denied a cannabis license or had their license suspended or revoked in New Jersey or a subdivision thereof, or in any other jurisdiction within the United States? If yes, please explain. Note: any individual or person proposed to have an ownership interest in the license shall not have had any cannabis license or permit revoked for a violation affecting public safety in the State of New Jersey or a subdivision thereof, or in any other jurisdiction within the United States, within the preceding five (5) years. Please provide verification/details.

Yes

No

PART 3: LOCATION & OPERATIONS INFORMATION

A. Physical Address of Proposed Business Location

Street		Zone
Block	Lot	Qualifier (if any)

B. Property Owner Information

Name			
First	Last		
Mailing Address			
Street	City	State	Zip
Phone	Email		

C. Does the Applicant have the legal right or a binding legal commitment to use the proposed location for cannabis retail if it is granted local approval and a CRC license? Please describe the form of such interest in the location (lease, own, letter of intent, etc.) below and attach documentation. This shall include documentation to demonstrate that the Applicant either is the owner of the property in question or otherwise has a property interest in the location, such as a signed lease agreement, or binding letter of intent to lease or purchase the property.

Yes

No

D. Is any portion of the property on which the proposed cannabis business located within 200 feet of a school; municipal park; municipal playground; licensed child care center; registered family day care property; or church, synagogue, or other place dedicated to religious worship? Attach documentation/evidence to support response.

Yes

No

E. Does the proposed business fill a vacant storefront (meaning a pre-existing commercial property that was previously used for commercial purposes but is vacant at the time of this application)? If yes, please describe.

Yes

No

F. Safety and Security Plan

The Applicant shall provide details of the safety and security plan for the storage of products, physical security (interior and exterior), commitments and arrangements for coordinating with police, video surveillance (interior and exterior) and retention of such, security personnel certifications and qualifications (including any plans for utilizing armed security and/or sworn police), plans for buffers and fencing, and visitor management. The Applicant shall articulate its plans to prevent minors from entering the property and retail space and purchasing cannabis and cannabis-related products and how it plans to monitor and prevent the consumption of cannabis on the property.

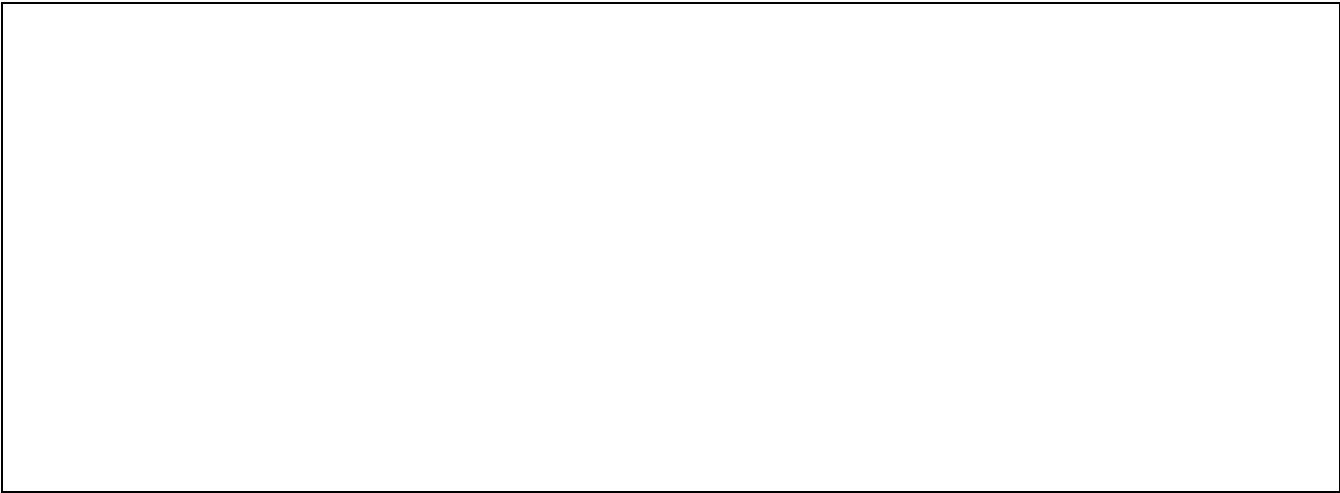
G. Does the Applicant have a workforce development and job creation plan? Does it include diversity and hiring local residents? If yes, please explain the plan and level of commitment below (attach additional pages if needed).

Yes

No

H. The Applicant shall articulate its plans for expeditiously and in good faith: submitting and pursuing an application for conditional use and site plan approval, pursuing all other local land use approvals and meeting its obligations under applicable federal, State and local law, State licensing requirements and Ordinance No. 2024-12. This shall include, but not necessarily be limited to, the Applicant’s plans for meeting its obligations under applicable federal, State (including but not limited to the D&R Canal Commission and CRC), and local law (including but not limited to the Borough’s administrative, zoning, land use, nuisance, noise control, and historic preservation (if applicable) requirements); obligations for local transfer tax payment and fiscal reporting requirements; and obligations to provide records upon reasonable request (including but not limited to financial records or video surveillance).

I. Please describe the Applicant’s community impact plan including the Applicant’s commitment to the Stockton Borough local community, plans for maintaining consumer service standards, and plans for addressing complaints and concerns from the community and residents. The Applicant shall provide information to demonstrate its commitment to education and research related to cannabis. Include the Applicant’s record of social responsibility, volunteerism, and philanthropy, if any (attach additional pages if needed).



PART 4: CHECKLIST & REQUIRED DOCUMENTS

The following lists the minimum documents that must be included with an Application at the time the Application is submitted. The failure to submit any of the following shall result in the designation of the application as incomplete, in which case the Application shall not be further evaluated and scored.

	1. Application Fee. Payment of the <u>Nonrefundable</u> Application Fee of \$5,000.00 by bank check.
	2. License Fee. Payment of the Annual License Fee of \$10,000.00 by bank check. (Refundable if the Applicant is not issued a Borough license).
	3. New Jersey Business Registration Certificate. Provide proof of registration with the New Jersey Department of the Treasury, Division of Revenue and Enterprise Services. Visit https://www.nj.gov/treasury/revenue/busregcert.shtml for instructions to obtain the required certificate.
	4. Statement of business ownership. Provide a list of every individual or person (including any entity or organization as described in Part 1.B.) with any ownership interest in the proposed cannabis business, including the full name, title within the entity, date owner acquired interest in the entity, and the percentage of ownership interest. Part 1.B.
	5. Business organizational chart. Provide a copy of Applicant’s organizational chart, including the identity of all persons (including any individual, entity, or organization with <u>any</u> ownership interest) and their roles. If an owner meets the criteria for social equity, minority, woman, disabled veteran, etc., please indicate accordingly. Part 1.B.
	6. Qualifications, experience, and responsibility documentation. Provide Applicant’s qualifications, experience, and responsibility, as required by Part 1.C.1.a, b, c and d (including five (5) references).
	7. Financial capacity documentation. Provide details regarding Applicant’s financial capability to open and operate a cannabis business and evidence of the source of funds (including cash). Applicant shall provide documentation as to the number of months of operating expenses (including cash) it has in reserve to sustain its operation. Part 1.D.
	8. Evidence of site control. Attach documentation showing the lawful possession of the premises proposed for the cannabis business. Documentation may consist of a deed, a lease, a real estate contract contingent upon successful licensing, or a binding letter of intent by the owner of the premises. If the proposed location is not owned by the Applicant, supportive materials must indicate that the landlord is aware that the tenant’s use of the premises will involve the activities of a cannabis business and has endorsed it and will permit changes to meet applicable buffer and fencing requirements. Part 3.C.
	9. Compliance with 200-foot buffer. Evidence that no portion of the property proposed for the cannabis business is within the 200-foot buffer mandated under Ordinance 2024-12.
	10. Safety and security plan. Details of the safety and security plan for the storage of products, physical security (interior and exterior), commitments and arrangements for coordinating with police, video surveillance (interior and exterior) and retention of such, security personnel (including plans for utilizing armed security and/or sworn police), plans for buffers and fencing, and visitor management. Include how the Applicant plans to prevent minors from entering the site and purchasing cannabis and cannabis-related products and how the Applicant plans to prevent the consumption of cannabis on the property. Part 3.F.
	11. Letter from the Borough Zoning Officer stating the proposed premises conform to the Borough’s zoning requirements, as set forth in Section 2.3 of Ordinance 2024-12 allowing for activities related to the operation of the proposed cannabis business to be conducted at the premises.

	12. General site plans. Provide documents such as photographs, surveys, architectural renderings and/or floor plans that illustrate the existing conditions of the property and exterior of any building(s) on the premises, along with currently proposed plans for the interior of the building and storefront.
	13. Completed and fully signed application. Be sure to execute all of the certifications. Only fully executed applications shall be considered.
	14. Any additional pages in response to or to support responses to Parts 1, 2, and 3.

Note that the Borough reserves the right to conduct its own independent investigation of an Applicant's responses and of the entirety of its submission.

PART 5: CERTIFICATIONS

OATH OF APPLICANT

I declare **UNDER PENALTY** of perjury, false swearing and/or unsworn falsification to authorities, pursuant to New Jersey Code of Criminal Justice (N.J.S.A. 2C:28-1 et seq.), that:

- I am duly authorized to submit this Application on behalf of the above-named entity and that all information and documentation submitted in connection with this Application are true and accurate to the best of my knowledge and belief.
- I have not, directly or indirectly, entered into an agreement, participated in any collusion, or otherwise taken any action in restraint of free competition in connection with this Application.
- I acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the ordinances of the Borough of Stockton and all rules and regulations which govern my Application and with all relevant and applicable provisions of the New Jersey state law.
- No individual or person that has an ownership in the above-named business entity has had any cannabis license or permit suspended or revoked for a violation affecting public safety in the State of New Jersey or a subdivision thereof, or in any other jurisdiction in the United States, within the preceding five (5) years.

Applicant Name

Applicant Signature

Title

Date

CERTIFICATION OF COMPLIANCE WITH NEW JERSEY STATE AND LOCAL LAWS REGARDING AFFIRMATIVE ACTION; ANTI-DISCRIMINATION; AND FAIR EMPLOYMENT PRACTICES.

I, _____, hereby certify that the Applicant, including the owners and operators of the proposed facility, is in compliance with all State and Local laws and regulations regarding affirmative action; anti-discrimination; and fair employment practices and will continue to remain in compliance so long as they are operating in the Borough of Stockton, in accordance with this application and any subsequent approvals granted as a result.

Further, I, _____, hereby certify that the Applicant, including owners and operators of the proposed facility, will not and shall not discriminate based upon race, color, religion (creed), gender identity or expression, age, national origin, ancestry, disability, marital status, sex, affectional or sexual orientation, military status, familial status or nationality, or any other provision of the NJ Law Against Discrimination, in any of its activities or operations.

Applicant Name

Applicant Signature

Title

Date

Agreement to Notify Borough of Changes in Ownership and Maintain Conditions of Municipal Approval

I, _____, hereby certify that the business entity named in this Application understands and agrees that it has a continuing obligation to notify the Borough of Stockton, promptly, and no later than thirty (30) days following, of any changes to ownership in the business entity. This obligation shall continue up to and through such time as the Applicant is issued a license by the Borough of Stockton, during licensure, and during the renewal of such licensure.

I, _____, further certify that the business entity understands and agrees that:

- The contents of this Application (and attachments) will be used in deciding whether or not the business entity will be granted a resolution of local support; and
- Should the governing body grant a resolution of local support to the entity, the resolution shall set forth conditions of its local support, which shall include but not be limited to the accuracy of and compliance with the material contents of this Application; and
- The failure to maintain the conditions of approval set forth in the resolution, both before and during licensure, may be grounds for the denial of a renewal of a license or revocation of license.

Applicant Name

Applicant Signature

Title

Date

PROPERTY OWNER'S CONSENT

I, _____, hereby certify that I am the owner of record of the property described hereon and that I concur with the documents presented to the Borough. I hereby authorize the Applicant to submit this application.

Property Owner

Property Owner Signature

Title

Date

PART 6: EVALUATION CRITERIA

CORE CATEGORY	CRITERIA	SCORE RANGE
Qualifications, Experience & Responsibility (Part 1.B, C)	Applicant’s qualifications, responsibility and experience to open and operate the cannabis business in a manner that serves the Borough’s and community’s best interests.	0/5/10/15/20/25
Financial Capacity (Part 1.D)	Applicant’s financial capacity to open and operate the business, including quality of evidence of cash on hand to open and continue to operate the business.	0/5/10/15/20/25
Safety & Security Plan (Part 3.F)	Applicant’s safety and security plan, including details on how it will prevent minors from access to the site and purchasing cannabis and cannabis-related products.	0/5/10/15/20/25
Workforce Development & Job Creation Plan (Part 3.G)	Applicant’s workforce development and job creation plan, including its plans for diversity and local hiring.	0/5
Commitment to Meet State and Local Requirements (Part 3.H)	Applicant’s plans to: <ul style="list-style-type: none"> • Meet its obligations under applicable federal, State (including but not limited to the D&R Canal Commission and CRC), and local law (including but not limited to the Borough’s administrative, zoning, land use, nuisance, noise control, and historic preservation (if applicable) requirements); • Meet its obligations for local transfer tax payment and fiscal reporting requirements; provide records upon reasonable request (including but not limited to financial records or video surveillance); meet other State, county, and municipal requirements; and • Meet other obligations of Ordinance 2024-12 and State licensing requirements. 	0/5/10/15/20
Community Impact & Social Responsibility (Part 3.I)	Applicant’s commitment to the local community, including social responsibility, customer service standards (including addressing any community or residents’ concerns/ complaints), and education and research related to cannabis.	0/5/10/15
TOTAL SCORE – CORE CATEGORIES	<i>For Borough Use Only</i>	
	Diversely Owned Business (Part 1.F)	5

BONUS POINTS Bonus Points will be available only to qualified applicants that achieve the minimum passing score of 80 from the core categories above.		
	Social Equity Business (Part 1.G)	5
	Fills Vacant Storefront (Part 3.D)	5
	<i>Total Bonus Points – For Borough use only</i>	

Applicants must earn a minimum of 80 points within the core categories in order to qualify for further consideration for a resolution of local support. If an Applicant does not earn a minimum of 80 points, then the Applicant shall not be further considered for issuance of local support.

Bonus points are available only to qualified Applicants who meet the minimum score threshold.

Applications earning at least **80** points shall be ranked in the order of the total amount of points accumulated by an Applicant, starting with the highest point total.