

BOROUGH OF CARLSTADT CANNABIS FAQs

CANNABIS BUSINESSES

FAQ, INSTRUCTIONS, AND STANDARDS (7/21/2023)

Thank you for expressing interest in seeking to open a cannabis business in Carlstadt. In this document, Borough staff seeks to provide you with information on how to seek and obtain local approvals.

First, are a list of frequently asked questions and answers with information and links about our local process. Following the FAQ are the standards and fees regarding Cannabis Businesses that were adopted by the Borough in July 2023.

Given the evolving nature of cannabis law in New Jersey, this document and our local procedures may change as necessary.

FAQ - FREQUENTLY ASKED QUESTIONS

List of questions:

1. How to obtain local approval?
2. When to file an application?
3. What are the standards for cannabis establishments and distributors?
4. Where are cannabis retailers (Class 5) permitted)?
5. Where are cannabis establishments and distributors, aka Class 1 to 4, licenses permitted?
6. How to file an application to the Cannabis Advisory Committee?
7. What items are required for submission to the Cannabis Advisory Committee?
8. How long will local approval take?
9. Where can I find more information about State regulations?
10. How many licenses are permitted in Carlstadt?
11. What are the fees associated with the local applications?
12. Who to contact for more information?

1. How to obtain local approval?

Local approval will require an application to the Borough's Cannabis Advisory Committee (CAC). The CAC is administered by the Business Administrator. After CAC approval is received, an application to the Governing Body for a Resolution of Support (ROS) is required. Planning Board approval is NOT required before applying for a ROS. After obtaining a ROS, proof of State License approval and any land use approval (if applicable) is required to obtain building permits from the Building Department and the Construction Code Official.

2. When to file an application?

The Cannabis Advisory Committee is now accepting [applications](#) ("CAC App") for Class 1 to 5 Licenses. Class 6 Licenses are not permitted.

3. What are the standards for cannabis businesses?

The Borough of Carlstadt adopted standards and regulations regarding Cannabis Businesses in July 2023 under Ordinance Number 23-5. Ordinance 23-5 can be viewed [here](#).

4. Where are cannabis retailers (Class 5) permitted?

Class 5 Retail Cannabis Dispensaries. Class 5 Retainer Cannabis Dispensaries shall be a conditional use within the Commercial, Light Industrial A, and Light Industrial B Zones, as well as the Commercial Gateway Center District of the Paterson Plank Road Redevelopment Area subject to and permitted only under the following conditions:

- The site proposed for such retail cannabis use within the Commercial Zone must be located east of the northbound lanes of Route 17 on the Borough of Carlstadt Tax Map, Block 82, Lots 1-7; Block 90, Lots 1 and 1.01; Block 96, 1-8; and Block 108, Lots 1-6.
- The retail sales component of a site proposed for such retail cannabis use within the Light Industrial A and Light Industrial B Zones must be accessory to the primary permitted use of warehousing and distribution of the cannabis products. Otherwise, the retail cannabis use is considered a Special Exception use in the LI-A and LI-B Zones.
- The number of Class 5 Retail Cannabis Dispensaries shall not exceed four (4).

5. Where are cannabis establishments Class 1 to 4 licenses permitted?

- Class 1 Cannabis Cultivation. Class 1 Cannabis Cultivation facilities shall be a permitted use within the Light Industrial A and Light Industrial B Zones, as well as the Commercial Gateway Center and Light Industrial Center Zones of the Paterson Plank Road Redevelopment Area subject to pertinent regulations in the Code.
- Class 2 Cannabis Manufacturing. Class 2 Cannabis Manufacturing facilities shall be a permitted use within the Light Industrial A and Light Industrial B Zones, as well as the Commercial Gateway

Center and Light Industrial Center Zones of the Paterson Plank Road Redevelopment Area subject to pertinent regulations in the Code.

- Class 3 Cannabis Wholesaling. Class 3 Cannabis Wholesaling facilities shall be a permitted use within the Light Industrial A and Light Industrial B Zones, as well as the Commercial Gateway Center and Light Industrial Center Zones of the Paterson Plank Road Redevelopment Area subject to pertinent regulations in the Code.
- Class 4 Cannabis Distribution. Class 4 Cannabis Distribution facilities shall be a permitted use within the Light Industrial A and Light Industrial B Zones, as well as the Commercial Gateway Center and Light Industrial Center Zones of the Paterson Plank Road Redevelopment Area subject to pertinent regulations in the Code.

6. How to file an application to the Cannabis Advisory Committee?

Your first step is to submit an application to the Business Administrator. The Cannabis Advisory Committee is now accepting applications. A copy of the CAC application can be downloaded [here](#).

7. What items are required for submission to the Cannabis Control Board?

The Cannabis Advisory Committee application includes a checklist of the required items to be submitted.

8. How long will local approval take?

The Cannabis Advisory Committee have monthly informal document review meetings not open to the public. The ability for the CAC to review your application in a timely manner depends on your ability to submit a complete application.

9. Where can I find information about State regulations?

State regulations can be found at: <https://www.nj.gov/cannabis/>

10. How many licenses are permitted in Carlstadt?

- A. A maximum of 5 Class 1 Cannabis Cultivator licenses shall be permitted to operate in the Borough.
- B. A maximum of 5 Class 2 Cannabis Manufacturer licenses shall be permitted to operate in the Borough.
- C. A maximum of 5 Class 3 Cannabis Wholesalers licenses shall be permitted to operate in the Borough.
- D. A maximum of 5 Class 4 Cannabis Distributer licenses shall be permitted to operate in the Borough.
- E. A maximum of 4 Class 5 Cannabis Retailer licenses shall be permitted to operate in the Borough.
- F. A maximum of one Microbusiness license shall be permitted to operate in the Borough.

11. What are the fees associated with the local applications?

The fees associated with local applications are follows:

Cannabis Application fee is \$10,000, \$5,000 for a micro business.

An escrow deposit of \$5,000 is required.

Annual Licensure fees are \$10,000, \$5,000 for a micro business.

12. Who to contact for more information?

Regarding applications and questions you may contact Borough Administrator Joseph Crifasi at jcrifasi@carlstadtnj.us.