



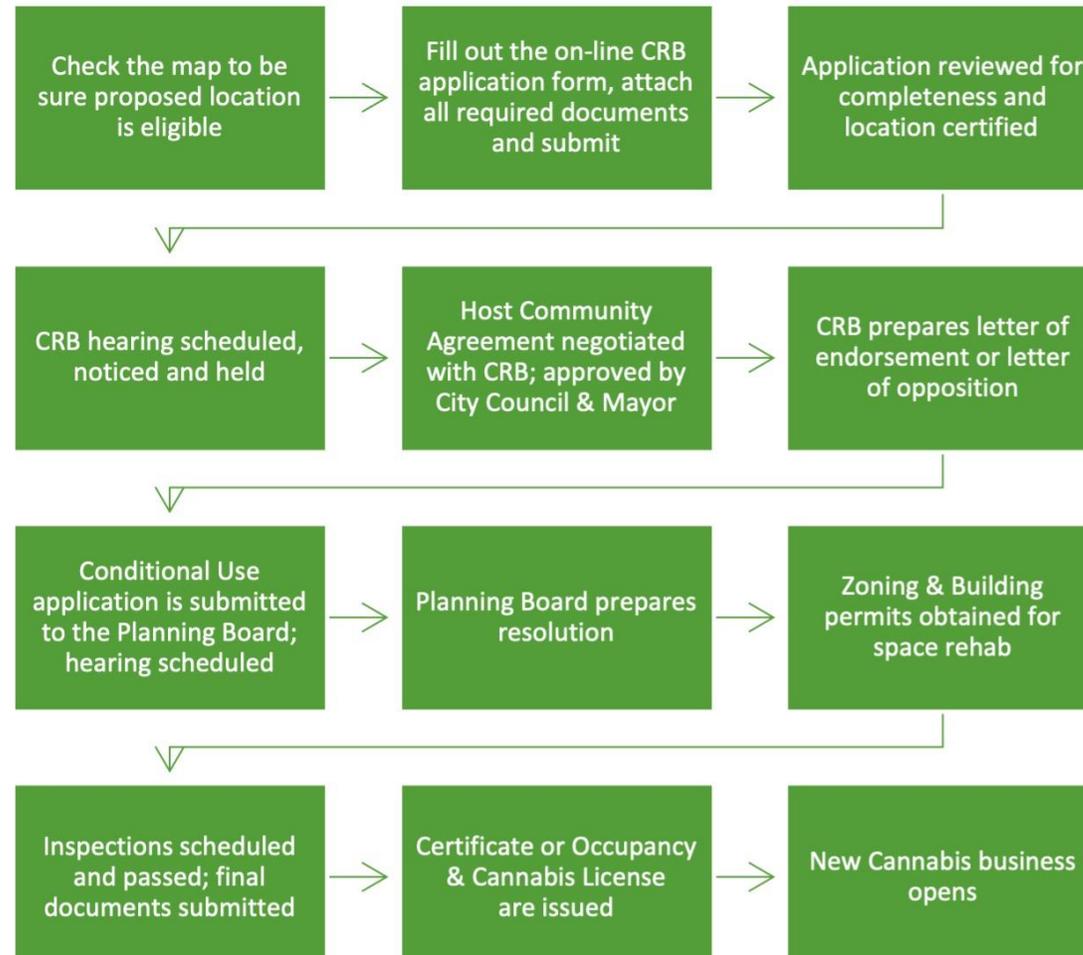
IN THE TRENCHES

WITH THE BOARD SECRETARY

10/28/2022

WHOLE NEW PROCESS

- Phone and Email Inquires from applicants
- Questions about new city ordinances
- Questions about state regulations
- New online forms
- New website page
- New cannabis map
- New Cannabis Review Board procedures
- New Board members



"once this opens up, your gonna get slammed with applications"

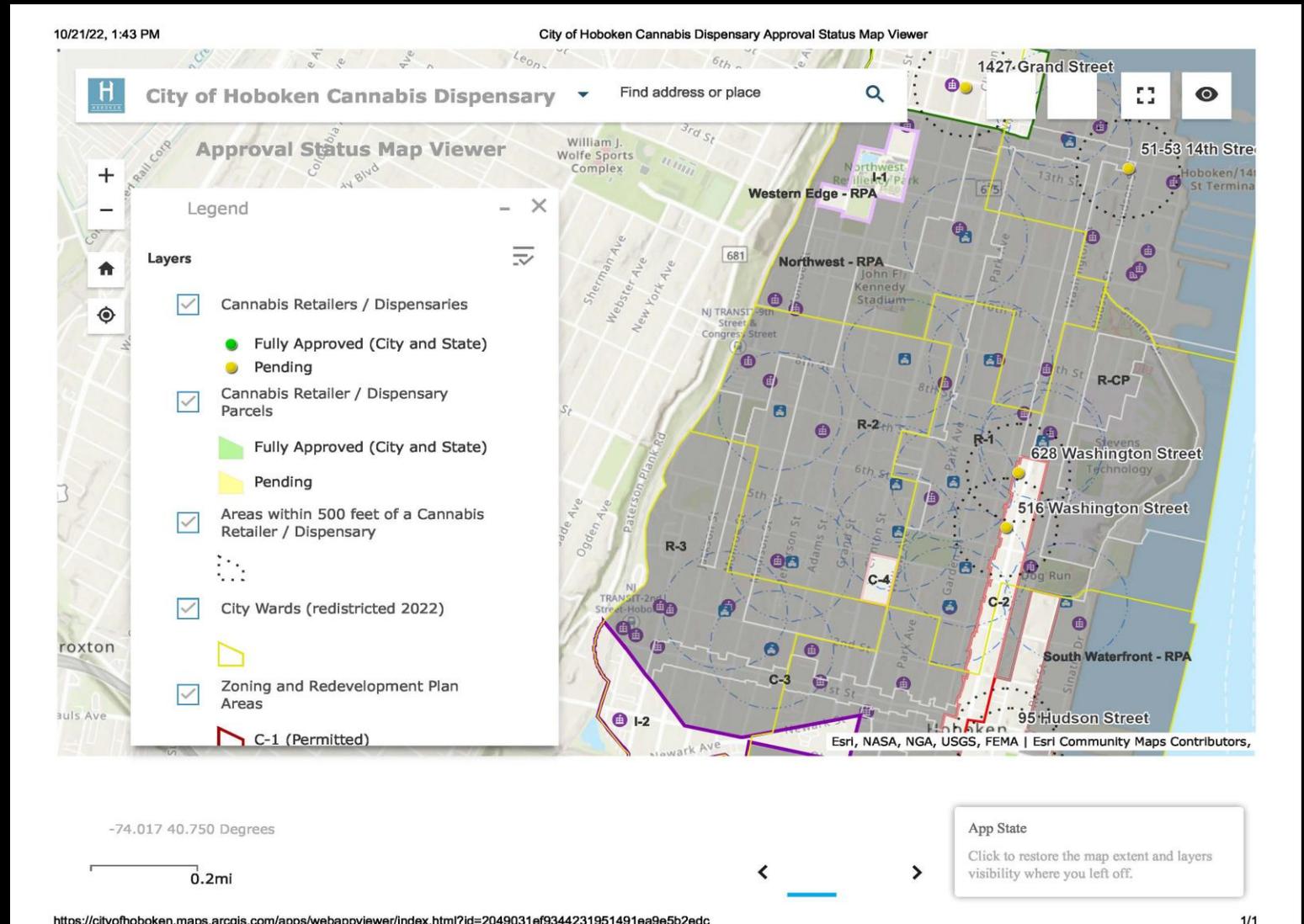
BUSY BOARDS

- New Cannabis Review Board Meetings - **6 meetings in 2022**
- Planning Board reviews of Site Plan and Conditional Use for dispensary - **6 extra meetings in 2022 for dispensary reviews(20 total meetings)**
- Historic Board Reviews
- Neighborhood participation- over 200 persons on a Zoom meeting



ONE SIZE DOES NOT FIT ALL

- No Highway commercial zones
- Mix of residential and commercial
- Highest density in country
- Lots of schools
- Lots of young children
- Lots of bars
- Tourist destination
- University





Approval Status Map Viewer



Legend

Layers



Cannabis Retailers / Dispensaries



Fully Approved (City and State)



Pending



Cannabis Retailer / Dispensary
Parcels



Fully Approved (City and State)



Pending



Areas within 500 feet of a Cannabis
Retailer / Dispensary



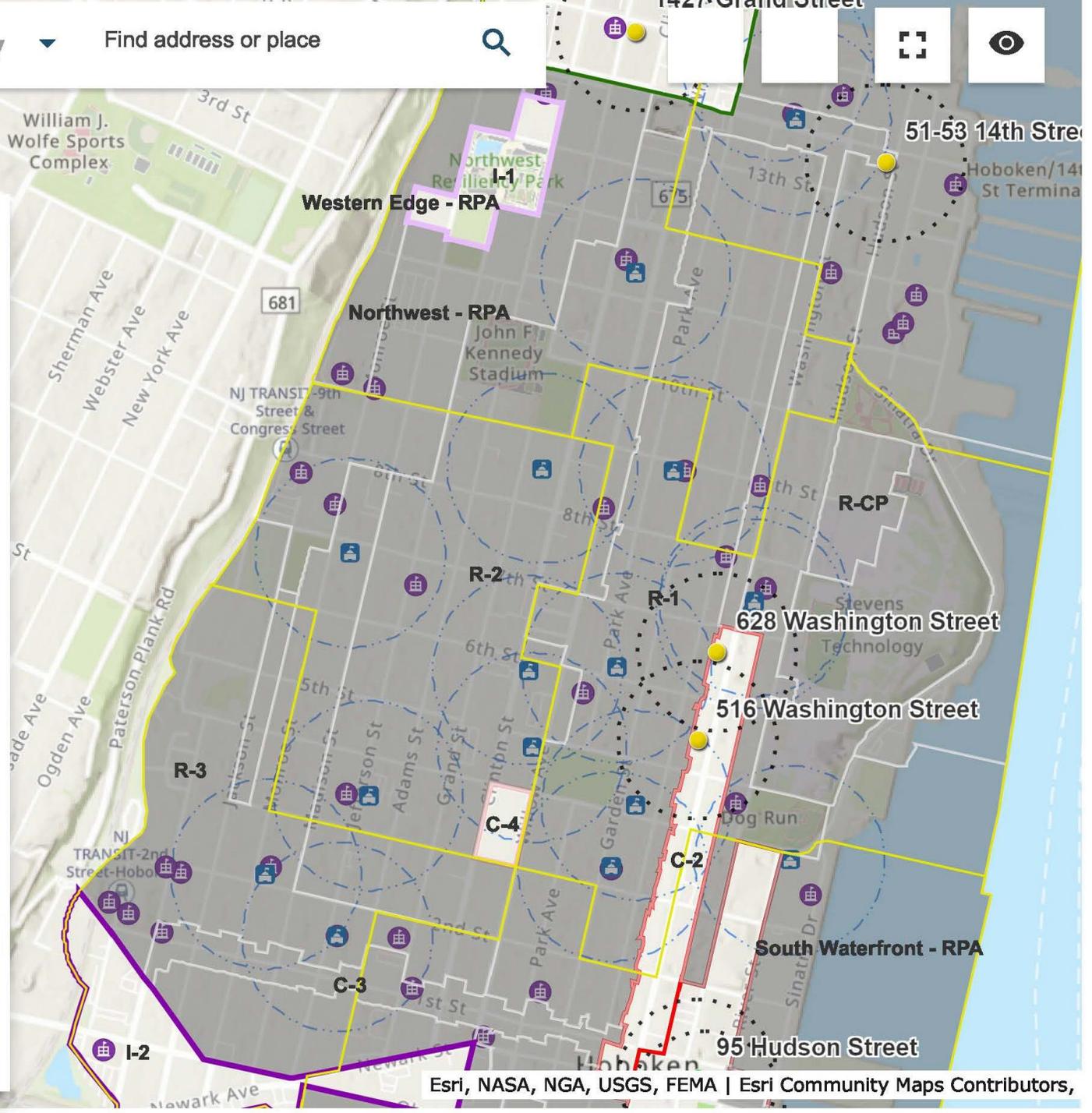
City Wards (redistricted 2022)



Zoning and Redevelopment Plan
Areas



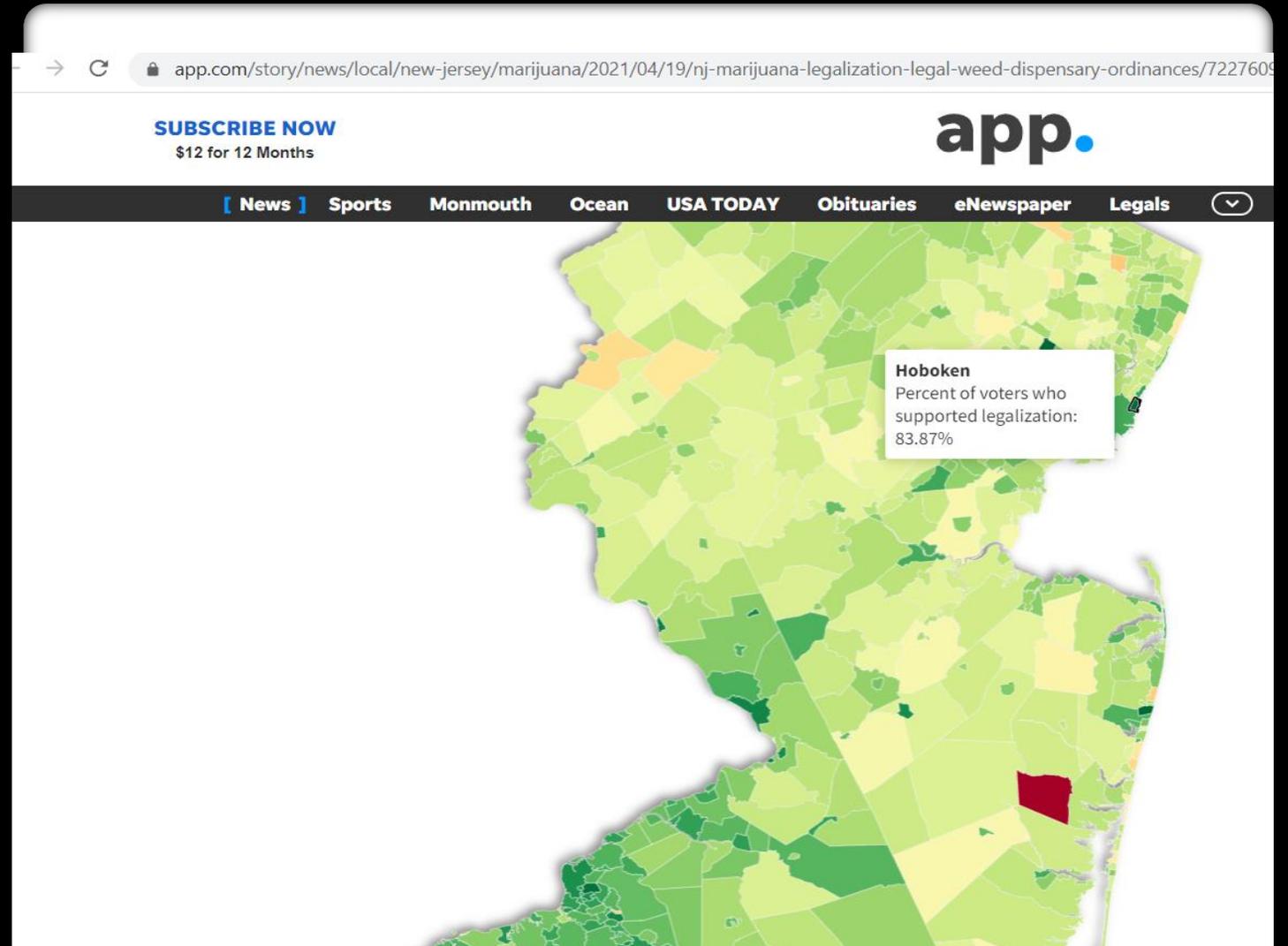
C-1 (Permitted)



NIMBY

- 83.87% of Hoboken voters supported legalization

“Planning Board hearings became a referendum on cannabis, and less about Land Use”



RECORD KEEPING

- OPRAs of Board Member and Board Professionals Emails and Texts
- Board members should not email/text each other about applications
- Board members should not discuss applications with the public
- Keep track of dates- submission, completeness
- Transcripts of meetings



LITIGATION

- Homeowners Association v. Cannabis Applicant
- Applicant v. Planning Board and Cannabis Review Board
- Hoboken for Responsible Cannabis, Inc. Files Lawsuit Against Hoboken Planning Board and Cannabis Applicant



WHERE WE ARE NOW?

- 2 medical dispensaries approved by Planning Board and not opened got business
- 6 recreational dispensaries approved by Cannabis Review Board
- 2 recreational dispensaries approved by Planning Board
- 1 recreational dispensary endorsed by the Governing Body
- State approvals?



WHAT WOULD WE DO DIFFERENTLY IF WE HAD TO START OVER?

- Have an open enrollment period to accept applications that Cannabis Review Board reviews all applications to allow for better distribution of dispensaries and select most qualified
- Score applications and select most qualified instead of reviewing applications as they were submitted

