

TOWNSHIP OF WEST ORANGE
TASKFORCE AND ADVISORY COMMITTEE REGARDING CANNABIS BUSINESS

EVALUATION REPORT

**APPLICATION FOR RESOLUTION OF LOCAL SUPPORT FOR THE SUITABILITY
OF A CANNABIS BUSINESS WITHIN THE TOWNSHIP OF WEST ORANGE –
CANNABIS RETAIL - MICROBUSINESS**

Overview

The Township of West Orange Taskforce and Advisory Committee Regarding Cannabis Business (the “Taskforce”) presents this Evaluation Report for the evaluation of the amended application submitted by Kemistry, LLC (“Kemistry”) seeking a Resolution of Local Support for the Suitability of a Cannabis Business (“Resolutions of Local Support”) consistent with N.J.A.C. 17:30-5.1(g) of the regulations promulgated by the New Jersey Cannabis Regulatory Commission (the “Commission”). Kemistry is seeking a Resolution of Local Support as part of its application to operate a Cannabis Retail Microbusiness within the Township of West Orange (the “Township”).

Kemistry had previously submitted an application for a Resolution of Local Support in response to the Township’s Request for Application (the “RFA”) published on February 25, 2020. Its initial application listed a proposed location of 216 Main Street. As set forth in the Taskforce’s March 10, 2022 Evaluation Report, the location at 216 Main Street falls within the Main Street Subdistrict within the Downtown Redevelopment Area governed by the Redevelopment Plan for that area. As the Redevelopment Plan did not include cannabis related uses within the Main Street Subdistrict, Kemistry’s application could not proceed.

By letter dated March 10, 2022, the Taskforce invited Kemistry to revise its application with a new proposed location. On March 16, 2022, Kemistry provided a Letter of Intent to Lease for the property at 24 Park Avenue advising that this location was the new proposed location for the proposed Cannabis Retail Microbusiness. On April 12, 2022, Kemistry submitted an updated set of proposed drawings reflecting the new proposed location.

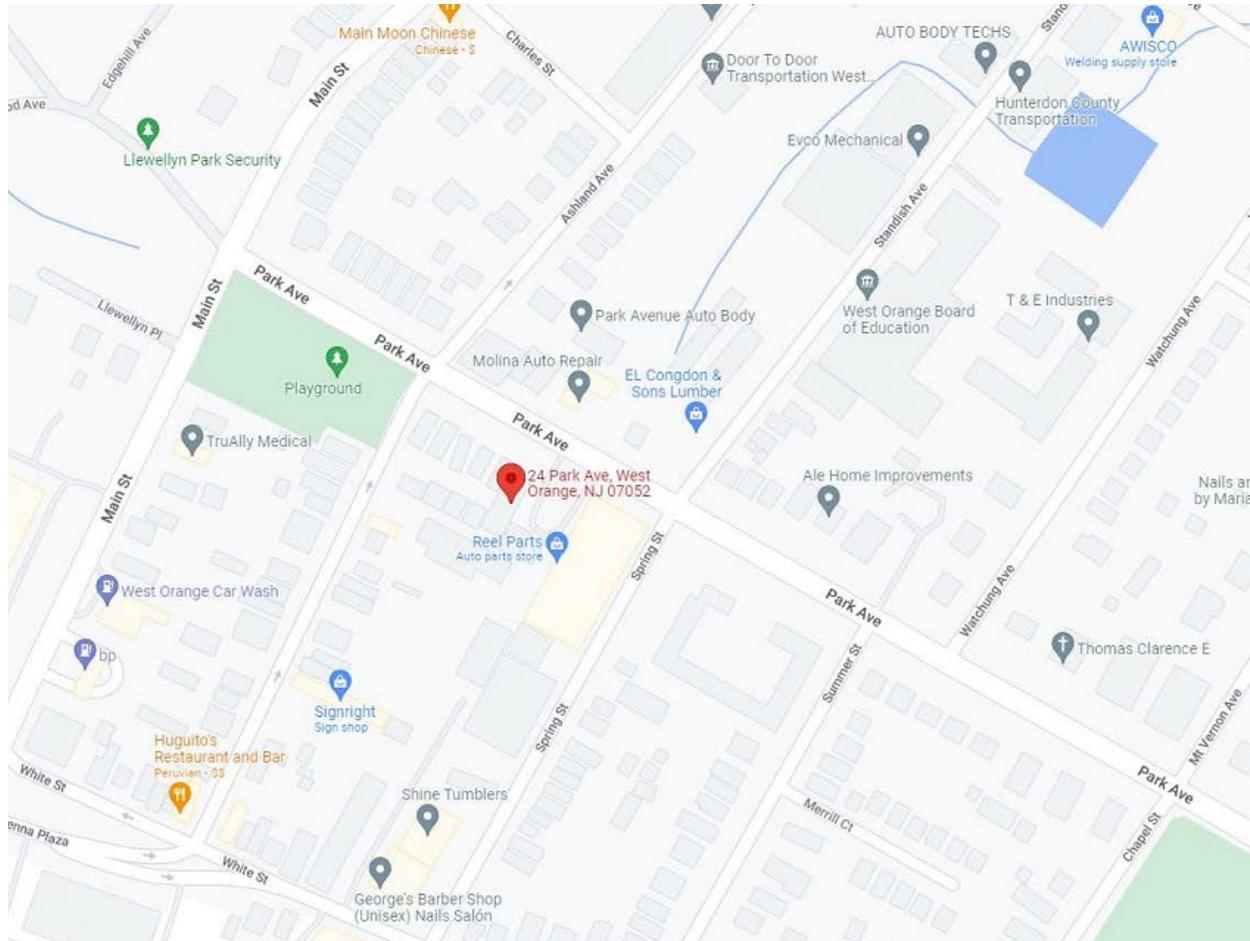
On the evening of April 12, 2022, the Taskforce conducted meeting via Zoom video teleconference with Talia Young, the majority owner of Kemistry and Brett Carroll Jr. owner of one of Kemistry’s parent companies to discuss Kemistry and its application for a Resolution of Local Support.

In addition, the Committee utilized a legal advisor to assist in evaluating Kemistry’s application and preparation of this Evaluation Report: Mark Y. Moon, Esq. from the office of the Township Attorney, Richard D. Trenk, Esq.

Evaluation

	<u>NAME</u>	<u>PROPOSED LOCATION</u>
	Kemistry	24 Park Avenue

In its amended application, Kemistry proposes the operation of a Cannabis Retail Microbusiness at 24 Park Avenue. The location is within an I Zone which includes Cannabis Retail as a conditional use within the zone.



The Taskforce determined that this proposed location was suited for a proposed Cannabis Retail Microbusiness, because it is sufficiently far away from the other proposed Cannabis businesses as to avoid compromising other proposed cannabis business's ability to operate.

Currently the proposed location has a two-story office building with a parking lot also located on the property. The building also has an attached garage located at the back of the parking area.



The Taskforce found compelling Kemistry’s Certification of approval under the Small Business Set-Aside Act and Minority and Women Certification Program. The Taskforce felt that this applicant embodied the social justice goals expressed by the Commission.

Most notably, however, the Taskforce was most impressed with Ms. Young and her commitment to the West Orange community. As a Township resident, Ms. Young has been active in the community, including her organization of the Black Santa Workshop event at Rock Spring Golf Course and her role on the Township’s Juneteenth Committee including the planning of a fireworks display at Rock Spring in celebration of the Juneteenth holiday, and through her role as Chief Executive Officer and founder of Space 2 Create Social Impact Community Development Corporation, an entity seeking to open doors to economic equity and sustainability in communities of color. Members of the Taskforce were able to describe their own experiences with Ms. Young having had their own dealings with her in a variety of community service contexts.

During her meeting with the Taskforce, Ms. Young described Kemistry’s goals of operating the proposed Cannabis Retail Microbusiness not only as a retail business catering to the recreational use of cannabis, but as a wellness center with a focus on cannabis products that will aid in its customer’s physical and mental well-being. Ms. Young’s commitment to the local community was reflected in her description of the layout for the proposed microbusiness which included a waiting area with community bulletins and other features celebrating and promoting the local community. Ms. Young was enthusiastic, not only with the prospects for the proposed Cannabis Retail Microbusiness, but the role it would play within the Township community.

Ms. Young expressed genuine concerns for the residents in the surrounding area by advising the Taskforce that Kemistry hoped to maintain a cap on the number of customers at the location at any given time. She reiterated that Kemistry's operation as a microbusiness was specifically determined in order to proceed in a measured step by step approach with the ultimate goal of long-term sustainability.

Therefore, based on these reasons, the Taskforce recommends the issuance of a Resolution of Local Support for Kemistry.

Conclusion/Recommendation

Based on the Taskforce's review and evaluation of Kemistry's amended application and for the reasons set forth in this Evaluation Report, the Taskforce recommends to the Township Council that it adopt a Resolution of Local Support for the Suitability of a Cannabis Business consistent with N.J.A.C. 17:30-5.1(g) to the Kemistry.

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