

CITY COUNCIL OF EAST ORANGE

CITY CLERK'S OFFICE
EAST ORANGE, N.J.
RESOLUTION
NO. 165

Resolution offered by Council Member HOLMAN

RESOLUTION PROVIDING LOCAL SUPPORT FOR ROLLUPLIFE, INC. TO OPERATE AS A STANDARD CANNABIS RETAILER & DELIVERY SERVICE IN THE CITY

WHEREAS, pursuant to the provisions of P.L. 2021, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act," the City of East Orange adopted Ordinance No. 45-2021, as may be amended from time to time, to regulate and tax cannabis businesses within the City (the "Cannabis Ordinance"); and

WHEREAS, pursuant to N.J.A.C. 17:30-7.8, and N.J.A.C. 17:30-7.10 applicants for cannabis business licenses need to submit proof of local support from the City in the form of a resolution from the City Council as part of either their conversion-to-annual or annual license application(s) to the State Cannabis Regulatory Commission ("CRC"); and

WHEREAS, pursuant to a Notice of Local Support Application Acceptance dated May 22, 2023, the City's Board of Cannabis Control ("BCC") reviewed RollUpLife's ("Applicant") local support application to operate as a Standard Cannabis Retailer & Delivery Service in the City, and endorsed Applicant to the City Council for a resolution of local support pursuant to the BCC's Resolution attached hereto; and

WHEREAS, the Cannabis Ordinance authorizes up to six (6) Standard Cannabis Retailer permits and up to three (3) Standard Cannabis Delivery Service permits to operate in the City; and

WHEREAS, the City Council has determined that the issuance of a Standard Cannabis Retailer and a Standard Cannabis Delivery Service license to Applicant by the CRC would not exceed any local permitting limits; and

NOW, THEREFORE, BE IT RESOLVED, the East Orange City Council hereby authorizes the issuance of this resolution of local support to Applicant for the purpose described herein (this "Resolution"); and

NOW, THEREFORE, BE IT FURTHER RESOLVED, pursuant to the Cannabis Ordinance this Resolution shall expire 180 days from the date of issuance, unless extended by the City Council in its sole discretion.

Council Member	AYE	NAY	N.V.	A.B
GOMEZ	✓			
MONK	✓			
LENEUS	✓			
LEWIS	✓			
FAUNTLEROY	✓			

X - Indicates Vote A.B. - Absent
Action on Veto - ✓ To Sustain

Council Member	AYE	NAY	N.V.	A.B.
HOLMAN	✓			
GARRETT-WARD	✓			
AWE	✓			
JAMES				
PULLINS, JR.	✓			

N.V - Not Voting (Abstained or Excused)
✓✓ To Over-Ride

VOTES REQUIRED _____

Approved as to:
Factual Contents _____

Department Head _____

Form and Legality _____
Counsel

Tabled _____

Presented to Mayor April 29, 2025 _____

Approved _____
May 5, 2025

Vetoed _____

Mayor
Ted R. Green

Appropriation _____

Comptroller _____

Removed from Table _____

Adopted April 28, 2025 _____

Vernon Pullins, Jr., City Council Chairman

City Clerk _____

Entered on Council Minutes, Page _____

I HEREBY CERTIFY THAT FOREGOING TO BE A TRUE COPY OF RESOLUTION NO. 165 ADOPTED BY THE CITY COUNCIL OF EAST ORANGE AT ITS MEETING HELD _____

CITY CLERK, EAST ORANGE, NJ

RESOLUTION

**City of East Orange
Board of Cannabis Control**

In the Matter of RollUpLife Inc.

**Approving an Endorsement to the City Council for a Resolution of Local Support to
Operate a Standard Class 5 Retailer and a Standard Class 6 Delivery Service**

**411 Main St
Block # 385, Lot # 1.01**

**24-003
Decided on January 30, 2025**

WHEREAS, pursuant to its 2nd Notice of Local Support Application Acceptance dated May 4, 2023 as amended from time to time (the “*Notice*”), the Board of Cannabis Control (the “*BCC*”) of the City of East Orange (the “*City*”) began accepting applications for Resolutions of Support from the City Council (each a “*Resolution*”) on a continuous, rolling basis until such time as the City Council issues the maximum number of Resolutions available to operate such Cannabis Establishment in the City; and

WHEREAS, RollUpLife Inc (hereinafter the “*Applicant*”) filed a complete Local Support Application with the BCC proposing to operate both a Standard Class 5 Retailer and a Standard Class 6 Delivery Service at Applicant’s leased premises located at 411 Main St. (the “*Premises*”) and located within an area governed by the ACD - Arts & Cultural Zoning District (the “*LSA*”); and

WHEREAS, pursuant to the Notice, the LSA was reviewed and scored by the BCC and having received a total final score of 98.8, Applicant was scheduled for a hearing before the BCC on January 30, 2025;

WHEREAS, due notice of the public meeting held on Thursday, January 30, 2025 for the purpose, among others, of hearing the LSA was provided in accordance with the Open Public Meetings Act (“*OPMA*”); and

WHEREAS, Applicant appeared before the Board at a public hearing held on January 30, 2025; and

WHEREAS, Applicant's sole witness was majority owner Tiyahnn Bryant ("***Bryant***") who testified regarding the owners' background and experience in the cannabis industry, ties to the local community as an East Orange resident, history of community and philanthropic service in East Orange, financial sources, mobile application for delivery services and operating procedures for retail and delivery services; and Bryant further described elements of Applicant's plans for Community Impact, Workforce Development & overall business operations and practices; and

WHEREAS, Applicant having presented its plans and responded to inquiries from the BCC Commissioners to their satisfaction, and no members from the public having spoken in support of or against Applicant or the LSA during the public comment period; and

WHEREAS, upon the affirmative vote of the BCC members, Applicant was approved for an endorsement to the City Council to operate both a Standard Class 5 Retailer and a Standard Class 6 Delivery Service at the Premises on January 30, 2025 (the "***Endorsement Date***").

NOW, THEREFORE, the BCC makes the following findings of fact based upon the evidence presented at the aforesaid Hearings, at which a record was made.

FINDINGS OF FACT

1. All the Recitals set forth above are incorporated herein by reference. Further, the LSA with all drawings, exhibits and supporting documents, Applicant's own testimony and that of any sworn witnesses, are hereby incorporated by reference.
2. Applicant is an MBE Certified business, owned by Bryant and investor, Michael Gruber.
3. Applicant entered a Letter of Intent with the Landlord to lease the Premises, totaling approximately 6500 square feet and located in the ACD subdistrict of the TVD Redevelopment Area, for a 10-year term with 2 options to renew for 5 years each.

4. Pursuant to the City's Cannabis Ordinance, all Retailer (with or without consumption areas) and Delivery Service Cannabis Business operations shall be permitted uses in IND, IND-1, CBD, CAC, ACD, and C2 zones.

5. Further, Applicant's Zoning Determination Letter provides the ACD District permits Cannabis Retail operations "if parking is provided, and the site conforms with applicable state and local ordinances."

6. Applicant proposes to operate both a Standard Class 5 Retailer and a Standard Class 6 Delivery Service at the existing ground floor commercial space upon State and local licensure. The Premises include 18-19 on-site parking spaces.

7. Applicant further proposes interior alterations, and/or façade and signage changes consistent with floor plans submitted with the LSA, which must be approved by the City's Department of Policy, Planning and Development (the "***Planning Board***").

8. Pursuant to the LSA and/or testimony offered at the Hearings, the Premises are not located within 100 feet of a daycare, elementary school, or high school, as measured from the main entrance of each establishment (the "***School Buffer***").

9. Applicant submitted a survey prepared by Borrie, McDonald & Watson Land Surveyors establishing that the Premises are more than 625 feet from the nearest Council Approved Cannabis Establishment, as measured from the main entrance of each establishment (the "***Cannabis Business Buffer***"), located at 382 Main Street.

10. Applicant does not seek approval to operate an on-site Consumption Area at the Premises currently. Nor does Applicant propose to conduct curb-side pick-up at the Premises,

11. Applicant will be conducting home delivery services on its own behalf, and on behalf of other Cannabis Retailers with its Class 6 Delivery Service license.

NOW, THEREFORE, the BCC makes the following conclusions of law based upon the foregoing Findings of Fact.

CONCLUSIONS OF LAW

The New Jersey Cannabis Regulatory Enforcement Assistance and Marketplace Modernization Act, N.J.S.A. 24:61-31, et al. (2021) (the “*Act*”), grants municipalities the authority to adopt ordinances governing: the classes, types and number of Cannabis Businesses permitted to operate within their boundaries; zoning and land use requirements for the premises of permitted Cannabis Businesses; the location, manner and times of operation for permitted Cannabis Businesses, the establishment and collection of local transfer and user taxes; and civil penalties for local violations of the Act.

Pursuant to the Act, the City passed a cannabis ordinance, most recently amended on or about October 16, 2023 (No. 25 of 2023), which established the BCC to Act as the local permitting and regulating authority for recreational cultivation, manufacturing, wholesale, distribution, retail, delivery, possession, consumption, use and local taxation of Cannabis and Cannabis Items in the City in accordance with the Act (the “*Cannabis Ordinance*”).

The Cannabis Ordinance authorizes the BCC to, among others, establish criteria and a formal process for applicants to apply for a Resolution of Support for their Conditional License Conversion or Annual License applications and to hear applications for Resolutions of Support, determine whether applicants meet the applicable criteria, and issue recommendations for endorsement to the Council for applicants that meet the applicable criteria or denials to applicants that do not.

The BCC evaluated the measures contained in the Cannabis Ordinance and the Notice including, without limitation, Applicant’s business experience, the suitability of the Premises for its intended use, the location of the Premises with respect to any School or Cannabis Establishment Buffers, any vehicle information provided, Applicant’s business, security, workforce development, community impact plan and nuisance mitigation plans, its social responsibility statement and Bonus Point eligibility for social equity designation, diversely owned-certification, East Orange residency and site control. Having weighed the measures and finding that Applicant has met the standards

required by the Cannabis Ordinance and the Notice for a Resolution of Support, a motion to approve Applicant for an Endorsement to the City Council for a Resolution of Local Support to Operate both a Standard Class 5 Retailer and a Standard Class 6 Delivery Service was made by Phillip Reed and seconded by Kevin Mickens.

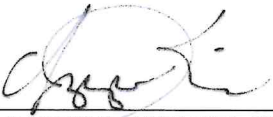


NOW, THEREFORE, BE IT RESOLVED, by the BCC that the LSA of RollUpLife Inc (Case No. 24-003) seeking approval for an Endorsement to the City Council for a Resolution of Local Support to Operate both a Standard Class 5 Retailer and a Standard Class 6 Delivery Service at the Premises, is approved with the following conditions:

1. All testimony given by the Applicant and any witnesses in accordance with this Application shall be binding;
2. Prior to the issuance of any Cannabis Business Permit, the Applicant shall seek and receive any site plan approvals required for the intended use of the Premises by the Planning Board and an Annual License from the CRC; and
3. Applicant shall adhere to any conditions of approval set forth on the record by the BCC, the City Council and/or the Planning Board.

BE IT FURTHER RESOLVED by the BCC that a copy of this Resolution shall be forwarded to the City Clerk and made available to Applicant upon request.

Adopted this 26th day of March 2025 by a majority of the members of the Board present at such a meeting who voted for the action to be taken on the 30th day of January 2025.

ENDORSEMENT
City of East Orange
Board of Cannabis Control
In the Matter of RollUpLife Inc
P 24-003
Decided on January 30, 2025
Memorialized on March 26, 2025
Resolution of Local Support

DATE OF HEARING:	January 30, 2025
VOTE:	4-0
VOTING IN FAVOR:	Chairwoman Aziza McGill-Ayinde Vice Chairman Kevin T. Mickens Commissioner Phillip Reed Commissioner Stefanie Martin
VOTING AGAINST:	None
ABSTAINING:	None
 AZIZA MCGILL-AYINDE, CHAIRWOMAN EAST ORANGE BOARD OF CANNABIS CONTROL	 DONYALE HARRIS, SECRETARY EAST ORANGE BOARD OF CANNABIS CONTROL
APPROVED AS TO LEGAL FORM:	 ROSEMARIE MOYENO MATOS, ESQ. EAST ORANGE BOARD OF CANNABIS CONTROL
DATE OF MEMORIALIZATION:	March 26, 2025