



State of New Jersey
CANNABIS REGULATORY COMMISSION

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February 29, 2024

VIA CERTIFIED AND ELECTRONIC MAIL to: drmax79@gmail.com

Ramez Maxemous, COO
URB'N Dispensary
378 South Street
Newark, New Jersey 07105

Re: NOTICE OF VIOLATION – URB'N DISPENSARY; INV 45 24

Dear Mr. Maxemous,

This letter is a Notice of Violation, issued by the New Jersey Cannabis Regulatory Commission (“NJ-CRC”) in accordance with N.J.A.C. 17:30-20.4 to URB'N Dispensary (“URB'N”). The investigation commenced on February 15, 2024, and continued through February 16, 2024, during which time URB'N was found to have committed the following regulatory violations:

1. **Violation 1:** N.J.A.C. 17:30-9.12 – (b) each cannabis business shall securely store finished usable cannabis and cannabis products that are ready for sale in a locked area, which may include a locked room, cage, or safe, with adequate security and limited access.
2. **Violation 2:** N.J.A.C. 17:30-14.7 – All cannabis items shall be stored in an enclosed indoor, locked area where access to such area is limited to an owner, principal, employee, or volunteer of a license holder or staff members of a license holder’s management services contractor that possesses a Cannabis Business Identification Card when acting in their official capacity.

Within 20 business days of the receipt of the Notice of Violation, URB'N shall (1) Correct the violations; (2) Notify the Commission, in writing, with a postmark date that is within 20 business days of the date of receipt of the Notice of Violation, of any corrective actions taken to correct the violations, and the date of implementation of such corrective actions.

This Notice of Violation satisfies the NJ-CRC's responsibility to provide five-day notice before any enforcement action shall be taken, as required by N.J.A.C. 17:30-20.5. URB'N is notified that the above-referenced violation may result in the imposition of civil monetary in accordance with the schedule set forth at N.J.A.C. 17:30-20.7.

N.J.A.C. 17:30-20.5(a) establishes that: “In response to a violation of any provision of the Act or this chapter, the Commission is authorized to take enforcement action or impose sanctions upon a license holder. Sanctions may include, but are not limited to, civil monetary penalties; suspension, revocation, non-renewal, or denial of a license; referral to State or local law enforcement, pursuant to N.J.A.C. 17:30-20.6, 20.7, and 20.8; or any combination thereof.” Corrective action taken URB’N does not preclude the NJ-CRC from imposing penalties but may be taken into consideration when considering the penalty to be imposed for each violation. N.J.A.C. 17:30-20.6(f)(4).

URB’N has acted in violation of the adult use regulations and the purpose and intent of the CREAMM Act by continuing to leave the vault door open during operational hours, and that action is inconsistent with the Standard Operating Procedures of the business.

The NJ-CRC hereby orders URB’N to immediately conform its operations for secure storage with the adult use regulations and the Standard Operating Procedures on file with the Commission. The NJ-CRC reserves the right to impose sanctions for this regulatory violation.

The NJ-CRC appreciates your expeditious cooperation in this matter. Any questions regarding this correspondence can be sent via e-mail to your assigned Field Monitor.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. Urbish', written in a cursive style.

Paul Thomas Urbish, Esq.
Director
Office of Compliance and Investigations
New Jersey Cannabis Regulatory Commission