



MEMORANDUM

TO: BOARD OF COMMISSIONERS

FROM: CHRISTOPHER J. RIGGS, ACTING EXECUTIVE DIRECTOR

RE: MONMOUTH WELLNESS AND HEALING LLC DBA NJ LEAF SATELLITE DISPENSARY REQUEST – ABERDEEN

DATE: MARCH 31, 2026

BACKGROUND: On November 10, 2025, Monmouth Wellness and Healing LLC doing business as NJ Leaf (“NJ Leaf”) filed a Regulatory Waiver Request for the approval of a satellite dispensing facility at 369 NJ 35 South, Front Lot Building, Aberdeen, New Jersey, 07721, in Monmouth County (NJ Leaf being approved for their initial alternative treatment center dispensary permit at the New Jersey Cannabis Regulatory Commission’s December 7, 2021 public meeting) through the Department of Health. NJ Leaf received a letter of support in April 2025 from the Borough of Aberdeen.

The Aberdeen dispensary will be located at 369 NJ 35 South, Front Lot Building, NJ 07721.

AUTHORITY: P.L. 2019, c. 153, “Jake Honig Compassionate Use Medical Cannabis Act,” authorizes an alternative treatment center that was issued a permit prior to the effective date of P.L. 2019, c. 153, or that was issued a permit after the effective date of P.L. 2019, c. 153 pursuant to an application submitted prior to the effective date of P.L. 2019, c. 153 to establish up to two satellite locations for the dispensing of medical cannabis or medical cannabis products.

NJ Leaf was awarded their permit following application through the 2019 Request for Applications and are therefore authorized to operate satellite dispensaries.

COMPLETENESS REVIEW: The Compliance Officer completed a memorandum addressing the steps taken to complete compliance review for the NJ Leaf’s Aberdeen satellite dispensary request. An on-site inspection was conducted as well as review of the operator’s floor plans and Standard Operating Procedures to ensure compliance with the following expectations and standards of the New Jersey Cannabis Regulatory Commission (“NJ-CRC”):

- Adverse Event Reporting
- Quality Assurance/Control



- Recall of cannabis and Cannabis Products
- Inventory Control, Storage, and Diversion Prevention
- Recordkeeping
- Waste Disposal and Sanitation
- Dispensing
- Accounting and Tax Compliance
- Age Verification
- Consumer Education
- Receiving and Reporting of Test Results for Cannabis

The location meets patient needs due to its location in a densely populated area with a currently underserved patient population. The location is near multiple major transportation corridors, including Routes 35 and 36 as well as the Garden State Parkway.

NJ Leaf will continue to utilize the “Blaze” system for its point-of-sale transactions, as it does at its Freehold location. NJ Leaf has provided access to the NJ-CRC for its “Dutchie” point of sale system.

A video surveillance system has been installed that provides unobstructed views of the inside and outside of the facility, including the DEA cage and cash safe. Access to the surveillance system has been provided to the NJ-CRC.

NJ Leaf received its final certificate of occupancy for the location from Aberdeen’s Building Department on January 29, 2026.

A final inspection was completed for the Aberdeen location on December 30, 2025, by the assigned Compliance Officer.

In order to complete this memorandum, the following documents were reviewed:

- Amended and Restated Regulatory Waiver Request for Approval of an ATC Satellite Dispensing Facility
- Business Plan
- Construction Plan
- Inventory and Product Supply Plan
- Mobilization Plan
- Location/Floor Plans
- Municipal Approvals
- Demonstration of Patient Need
- Ownership structure



- Request for Consideration
- Certificate of Occupancy

RECOMMENDATION: It is the recommendation of NJ-CRC staff to approve NJ Leaf's request to operate a satellite dispensary at the Aberdeen location. NJ Leaf has provided justification for the need to provide additional patient access and has satisfied the following: submitted a complete application, established site control and local approval at the Aberdeen location, and has satisfied the requests of the NJ-CRC Compliance Officer assigned to the ATC.

APPENDIX

N.J. Stat. Ann. § 24:6I-7 (West)

(d)(i) No entity may be issued or concurrently hold more than one medical cannabis cultivator permit, one medical cannabis manufacturer permit, or one medical cannabis dispensary permit at one time, and no medical cannabis dispensary shall be authorized to establish a satellite location on or after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.), except that an alternative treatment center that was issued a permit prior to the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.) or that was issued a permit after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.) pursuant to an application submitted prior to the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.) shall be authorized to maintain up to two satellite dispensaries, including any satellite dispensary that was approved pursuant to an application submitted prior to or within 18 months after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.). The three alternative treatment centers issued permits pursuant to section 11 of P.L.2019, c. 153 (C.24:6I-7.1) that are expressly exempt from the provisions of subparagraph (i) of subparagraph (a) of this paragraph shall be authorized to establish and maintain up to one satellite dispensary location, provided that the satellite dispensary was approved pursuant to an application submitted within 18 months after the effective date of P.L.2019, c. 153 (C.24:6I-5.1 et al.).

N.J. Admin. Code § 17:30A-7.8

(a) An ATC shall submit to the Commission an application for an amended permit, together with fees, if applicable, pursuant to N.J.A.C. 17:30A-7.10, prior to any:

1. Change of the alternative treatment center's location;
2. Change of the alternative treatment center's ownership;
3. Change of the alternative treatment center's name;
4. Change in the alternative treatment center's capacity; or
5. Modification of or addition to the alternative treatment center's physical plant.

(b) The alternative treatment center shall submit the application to the permitting authority no later than 30 business days prior to the change.

N.J. Admin. Code § 17:30A-7.10

(a) The following fees apply:

1. The annual fee for the review of a permit renewal application for an alternative treatment center is \$20,000;

2. The fee to apply for a change of location of the alternative treatment center is \$10,000;
 3. The fee to apply for a change of capacity or any physical modification or addition to the facility is \$2,000; and
 4. The fee to apply for the transfer of ownership of a permit is \$20,000.
- (b) Fees shall be paid by certified check, money order, or any other form of payment approved by the Commission, and made payable to the “Treasurer, State of New Jersey.”