

**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 CULTIVATION - 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 application submitted by Yerrr Canna, LLC (“Yerrr Canna”) 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”). Yerrr Canna is seeking a Resolution of Local Support as part of its application to operate a Cannabis Cultivation Microbusiness within the Township of West Orange (the “Township”).

On or about June 22, 2022, Yerrr Canna submitted its application for a Resolution of Local Support as part of the Township’s ongoing consideration of applications submitted for proposed microbusinesses which do not count toward the cap of Cannabis Business Licenses within the Township. On July 27, 2022, a copy of Yerrr Canna’s application was circulated to members of the Taskforce. On August 18, 2022, the Taskforce held a meeting to discuss the application. By email dated August 22, 2022, Yerrr Canna submitted a copy of its Operating Agreement which it omitted from its initial application to the Township.

On September 15, 2022, Yerrr Canna appeared at a meeting of the Taskforce via Zoom video conference to address questions related to its application and proposed Cannabis Cultivation Microbusiness.

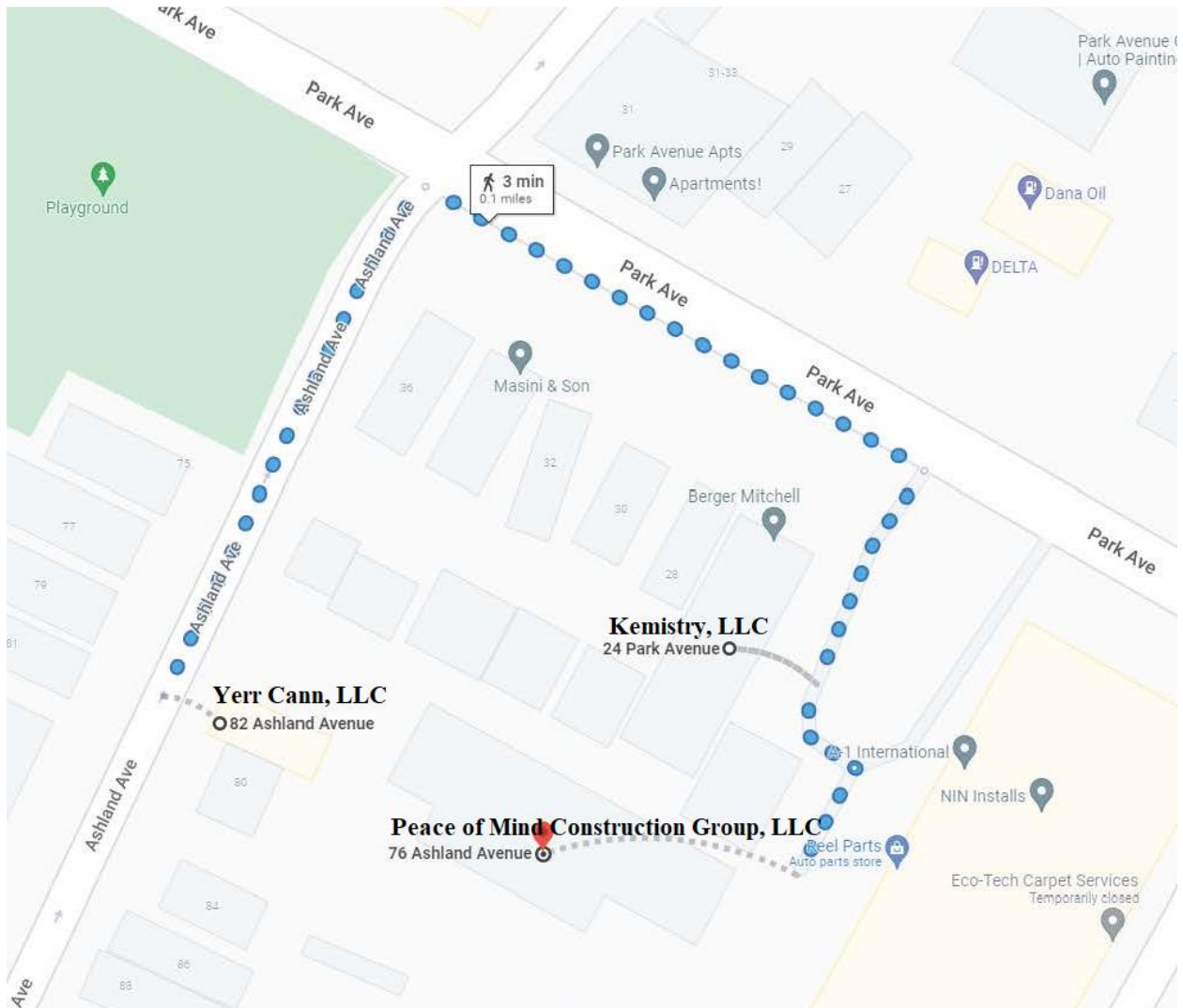
In addition, the Committee utilized a legal advisor to assist in evaluating Yerrr Canna’s application and preparation of this Evaluation Report: Mark Y. Moon, Esq. from the office of the Township Attorney, Richard D. Trenk, Esq.

**Evaluation**

	<b><u>NAME</u></b>	<b><u>PROPOSED LOCATION</u></b>
	Yerrr Canna, LLC	82 Ashland Avenue

Yerrr Canna proposes the operation of a Cannabis Cultivation Microbusiness at 82 Ashland Avenue. The location is within an I Zone which includes Cannabis Cultivation as a conditional use within the zone.

This proposed locations on the same lot as the proposed cannabis manufacturing and cultivation business for Peace of Mind Construction Group, LLC at 76 Ashland Avenue, but the proposed businesses will be located in separate buildings.





As previously noted in Peace of Mind Construction Group, LLC’s evaluation report, the Taskforce determined that this proposed location was suited for the proposed Cannabis Cultivation based on the industrial use of the property that exists currently at the location. In addition, this proposed location’s proximity to one of the proposed retail businesses (Kemistry, LLC which has also already obtained a resolution of local support) could create a good symmetry between the operations without creating an adverse impact. Thus, the same reasons that Peace of Mind Construction Group, LLC’s was suitable for cannabis cultivation and manufacturing would also apply to this application from Yerrr Canna, LLC.

The Taskforce discussed the potential concerns regarding the possibility of having three (3) cannabis businesses in the same vicinity, but determined that it would not be an issue, because two of the proposed businesses would not be retail thereby not drawing excessive traffic to the vicinity. The Taskforce felt that concentrating retail cannabis businesses in the same immediate areas would not be in the best interest of the Township, but that non-retail cannabis businesses would not have the same adverse impact.

Yerrr Canna, LLC is also a Certified Minority Business Enterprise and Diversely Owned Business by the State of New Jersey.

During the meeting with the Taskforce, James Jackson and Dr. Corey Smith addressed questions regarding is proposed operations and growing processes. Both Mr. Jackson and Dr. Smith presented their impressive qualifications in the cannabis industry have experience in both the commercial and medical aspects of the cannabis industry. Mr. Jackson addressed questions regarding the proposed location including the access into and out of the property. Critically, Mr. Jackson advised that proposed operations would not adversely affect the surrounding neighbors, including a sophisticated odor mitigation system which Mr. Jackson described in detail. Mr. Jackson addressed the Taskforce’s specific concerns regarding the transportation in and out of the property, because of the history of complaints of large trucks idling on the property. Mr.

Jackson assured the Taskforce that none of the transport vehicles to be used would be larger than a van.

The Taskforce viewed favorably the fact that Yerrr Canna, LLC's entire ownership is made up of residents from the Township and the Applicants' ties to the local community. In fact, Mr. Jackson discussed the Applicant's intention to establish a fund utilize a percentage of its sales to be dedicated for some public benefit.

Mr. Jackson addressed the proposed security measures for the proposed location and advised the Taskforce that the Applicant has retained a private security firm to provide security management for the proposed location.

Therefore, based on these reasons, the Taskforce recommends the issuance of a Resolution of Local Support for Yerrr Canna to operate a Cannabis Cultivation business within the Township of West Orange.

### **Conclusion/Recommendation**

Based on the Taskforce's review and evaluation of Yerrr Canna's 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 Yerrr Canna.