

BOROUGH OF RIVER EDGE

RESOLUTION #25-236

A RESOLUTION APPROVING THE ISSUANCE OF AN ANNUAL LICENSE TO SWEETSPOT RIVER EDGE LLC TO OPERATE A CANNABIS RETAIL FACILITY IN THE BOROUGH OF RIVER EDGE

WHEREAS, the Borough of River Edge has heretofore adopted Ordinance #24- 04 entitled "AN ORDINANCE TO AMEND PART II, GENERAL LEGISLATION, CHAPTER 416 ZONING, OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF RIVER EDGE TO ESTABLISH THE CANNABIS OVERLAY ZONE (COZ)" on February 26, 2024; and

WHEREAS, said ordinance permits one (1) Cannabis Retail Establishment at a designated Cannabis Overlay Zone which shall have frontage on Route 4 East; and

WHEREAS, Sweetspot River Edge, LLC, has proposed a cannabis retail facility at 75 Route 4 East, River Edge, New Jersey, being Lot 1.01 in Block 1415 as shown on the Tax Map of the Borough of River Edge; and

WHEREAS, pursuant to Resolution #24-199 adopted June 10, 2024, the Mayor and Council of the Borough of River Edge found and determined the suitability of the cannabis retail facility at the location proposed by Sweetspot River Edge, LLC, in accordance with the provisions of Ordinance #24-04 and provided a certified copy of the said resolution as proof of local support to Sweetspot River Edge, LLC, for submission to the New Jersey Cannabis Regulatory Commission in accordance with N.J.A.C. 17:30-5. l(g)1; and

WHEREAS, the Land Use Board of the Borough of River Edge, by resolution adopted on October 9, 2024, memorialized the granting of site plan approval with (d)(3) variance relief pursuant to N.J.S.A. 40:55-70(d)(3) for the proposed additional freestanding wayfinding signs on the Property, as described in the plans and renderings submitted in the application, revised on the record, and as set forth in said Resolution, and subject to the terms and conditions set forth therein; and

WHEREAS, the New Jersey Cannabis Regulatory Commission, by Resolution 2025-07-15-03, adopted on July 15, 2025, determined to approve the application for an annual Class 5 license to Sweetspot River Edge LLC pursuant to N.J.S.A. 24:6I-35(a)(1) and N.J.A.C. 17:30-6 through 7; and

WHEREAS, on July 30, 2025, Sweetspot River Edge LLC submitted a completed application for the issuance of an annual license by the Borough of River Edge to operate a Cannabis Retail Facility (Class 5 License), together with the annual licensing fee therefor;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Borough of River Edge, Bergen County, New Jersey, pursuant to § 268-28 of Article III of Chapter 268 of the Code of the Borough of River Edge, as amended by Ordinance No. 24-5, that the license application of Sweetspot River Edge LLC to operate a Cannabis Retail Facility (Class 5 License) at 75 Route 4 East, River Edge, New Jersey, being Lot 1.01 in Block 1415 as shown on the Tax Map of the Borough of River Edge, is hereby approved, subject to all the terms and conditions set forth in the Land Use Board's resolution of approval, the provisions of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16) (N.J.S.A. 24:6I-31 et seq.) and the rules and regulations adopted by the New Jersey Cannabis Regulatory Commission; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to issue said license, effective upon the issuance thereof and expiring December 31, 2025; and

BE IT FURTHER RESOLVED that the Borough Clerk is hereby authorized and directed to prorate the annual license fee as of the date of this approval and to refund any excess payment to Sweetspot River Edge LLC.

September 4, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen						
Kinsella						
Malellari						
Benson						
Glass						
Dhariwal						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 2 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on 4th day of September, 2025.

Anne Dodd, Borough Clerk