STONE HILL
PREMIUM NEW JERSEY CANNABIS FLOWER AND EXTRACTS

Hopewell Township
COMPANY OVERVIEW

Who We Are

New Jersey is our home. It’s where we live and work. We are invested in the success of our employees, our community, and our state.

Stone Hill brings the strength and sophistication of a Fortune 500 company that is both New Jersey based and New Jersey led. Our team is made up of seasoned professionals that have successfully started, owned, and operated businesses in highly regulated industries for decades. We are now coming together to bring our collective expertise to our home state of New Jersey.

At Stone Hill, we plan to act as an environmentally conscious development force in Hopewell through direct and indirect job creation, local community partnerships, new sources of tax revenue, and the creation of ancillary support businesses. Moreover, we aim to partner with Hopewell to ensure the well-being of everyone involved; that cultivation happens in a manner that is safe, secure, of the highest standards and that takes into account the need to combat climate change.
THE PROJECT

• Location: 147 Washington Crossing-Pennington Road
• Corner of Scotch Road
• Across the street from the Municipal Building
• Site has been for sale for years by the Hoch family*

*Final site plan and approval will occur at a future date pending approval by the appropriate land use board.

FACILITY LOCATION

Hopewell Ordinance Requirement: Area and yard requirements Min. Lot Size 50 acres Min. Lot Width 250 feet Min. Lot Depth 250 feet Min. Front Yard 350 feet Min. Side Yard 300 feet Min. Rear Yard 300 feet Min. Building Height 35 feet Max. Lot Coverage 15% Min. Landscaped Buffer along a public road See § 17-95j. All structures must comply with above front side and rear setbacks, except security control structures no larger than 250 square feet, setback 100 feet.
The majority of Stone Hill’s light requirements will be met by using natural light.

Our facility will be equipped with light deprivation curtains that will mitigate excess light.

Hopewell Ordinance Requirement: Lighting Greenhouse interior lighting will likely extend beyond sunset and light trespass at night should be prevented through the use of blackout shades with side tracking or other comparable technologies, activated dusk to dawn. All outdoor lighting shall comply with Township Ordinance.
Through a combination of an HVAC unit combined with high-performance HEPA filters and specific Odor Control Systems, we can ensure that any odor generated by cannabis will not cause a public nuisance to Hopewell.

Carbon filters with odor control will be used to mitigate odors, as the use of ozone generators and hydroxyl generators will be prohibited in our facility due to their potential health effects.

Moreover, staff will be required to wear uniforms that remain onsite, keeping any additional potential odor from leaving the premises.

ODOR CONTROL

Hopewell Ordinance Requirement: Odor Control A cannabis business licensee shall prevent all odors generated from the cultivation and storage of cannabis from escaping from the buildings on the site, such that the odor cannot be detected by a reasonable person of normal sensitivity outside the buildings. All cannabis facilities shall have an air treatment system to mitigate cannabis-related odor. The air treatment system shall have sufficient odor absorbing filtration systems utilizing carbon filters or similar, and ventilation and exhaust systems to eliminate cannabis odors coming from the interior of the premises, such that any odor generated inside the facility is not detectable by a person of reasonable sensitivity at the subject property line.
Our system not only meets Hopewell’s municipal ordinance standards; it exceeds them. Our initial water usage will come from rainfall and/or snow melt.

From there, Stone Hill’s water filtration system will allow us to capture and reuse enough water to meet our cultivation needs and provide excess water back to the township.
In addition to the greenhouse cultivation facility, Stone Hill will also house its corporate headquarters in Hopewell.

The operations at full planned capacity would create approximately 60-70 jobs, with an estimated three times as many indirect jobs created through additional services and needs.

As residents of Hopewell, our intention is to be good neighbors and support local charities and events in addition to providing substantial new tax ratables.