



1st Choice Health + Wellness

340 Main Street, Madison

About Us

- 2019 Medical Marijuana Dispensary Awardee
 - Only 10 dispensary awardees selected for Northern NJ (198 total medical license applications submitted)
 - Approved by both the New Jersey Department of Health and New Jersey Cannabis Regulatory Commission
- Certified Minority- and Women-owned Business
- New Jersey ownership roots
- Decades of experience in highly regulated industries, including cannabis

Meet Our Team



MARYLOU LOPEZ

- Owner and CFO
- Lifelong NJ resident
- Morris County resident
- Current CFO of Advanced Biotech



NICHOLAS DASARO

- Chief Operating Officer and minority owner
- Former owner/operator of High Grade Health – a non-profit medical cannabis dispensary in San Diego, CA



AUGUSTINE ISERNIA

- Minority owner
- President of Advanced Biotech
- 20-year NJ resident
- 35+ years experience in natural flavors and fragrances for cosmetic and pharmaceutical industries



JAMES MULLIGAN

- Minority owner
- Decades of experience in aromatics and flavor manufacturing and distribution

Our First Choice: Madison, NJ

- Centrally located in NJ's north region
- Rated #1 “Best Places to Live” in New Jersey (2019 *New Jersey Monthly*)
- Thriving downtown central business district
- Access to public transportation
- Proximity to several medical facilities



The Facility

340 Main Street, First Floor

- Patient access:
 - Ample on-site parking
 - Single point entry/exit from building's rear parking lot
 - Entry lobby leads to large interior waiting room
 - Medicine sales conducted in secured room adjacent to waiting room
- A former bank location
 - Drive-through associated with the prior bank use will be physically closed



Patient Experience

- Intended to facilitate patient access and create a private, safe and individualized patient experience.
- Once inside, all patients and caregivers must check in and provide:
 - Government-issued identification
 - State-issued medical program registration card
- In the sales area, patients and caregivers will interface with patient-facing counselors to ensure that the patient/caregiver has a personalized and private experience
- All medicine dispensed in sealed packaging and containers
- No on-site consumption (includes sidewalks and parking lot)

Community Impact

- **Odor Mitigation**

- No cultivation or manufacturing occurring on premises
- Medicine dispensed in sealed packaging and containers
- State-approved ventilation and filtration system to be installed

- **Traffic Management**

- On-site parking
- No facility access from street
- Daily traffic associated with the facility will be similar or less than other adjacent uses, such as the adjacent gas station with convenience and oil change services

- **1st Choice in Your Community**

- Retail job opportunities at competitive wages
- 1st Choice looks forward to being an invested community partner

Safety & Security

- Security plan has been reviewed and approved by the Borough Police Chief.
- 24/7 camera surveillance (interior and exterior)
- Roving security personnel on premises
- Full-time security guard to prevent:
 - Suspicious activity
 - Public consumption
 - Loitering
- Limited access granted with proper, registered ID
- On-site consumption strictly prohibited (interior and exterior)
- All employees and authorized visitors must be 21+



Questions?