

The undersigned has never occupied the property and lacks the personal knowledge necessary to complete this Disclosure Statement.

DATE: \_\_\_\_\_

RECEIPT AND ACKNOWLEDGMENT BY PROSPECTIVE BUYER

The undersigned Prospective Buyer acknowledges receipt of this Disclosure Statement prior to signing a Contract of Sale pertaining to this Property. Prospective Buyer acknowledges that this Disclosure Statement is not a warranty by Seller and that it is Prospective Buyer's responsibility to satisfy himself or herself as to the condition of the Property. Prospective Buyer acknowledges that the Property may be inspected by qualified professionals, at Prospective Buyer's expense, to determine the actual condition of the Property. Prospective Buyer further acknowledges that this form is intended to provide information relating to the condition of the land, structures, major systems and amenities, if any, included in the sale. This form does not address local conditions which may affect a purchaser's use and enjoyment of the property such as noise, odors, traffic volume, etc. Prospective Buyer acknowledges that they may independently investigate such local conditions before entering into a binding contract to purchase the property. Prospective Buyer acknowledges that he or she understands that the visual inspection performed by the Seller's real estate broker/broker-salesperson/salesperson does not constitute a professional home inspection as performed by a licensed home inspector.

PROSPECTIVE BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER: \_\_\_\_\_

DATE: \_\_\_\_\_

ACKNOWLEDGMENT OF REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON

The undersigned Seller's real estate broker/broker-salesperson/salesperson acknowledges receipt of the Property Disclosure Statement form and that the information contained in the form was provided by the Seller.

The Seller's real estate broker/broker-salesperson/salesperson also confirms that he or she visually inspected the property with reasonable diligence to ascertain the accuracy of the information disclosed by the seller, prior to providing a copy of the property disclosure statement to the buyer.

The Prospective Buyer's real estate broker/broker-salesperson/salesperson also acknowledges receipt of the Property Disclosure Statement form for the purpose of providing it to the Prospective Buyer.

SELLER'S REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER'S REAL ESTATE BROKER/BROKER-SALESPERSON/SALESPERSON: \_\_\_\_\_

DATE: \_\_\_\_\_

(a)

DIVISION OF CONSUMER AFFAIRS  
OFFICE OF WEIGHTS AND MEASURES  
Notice of Readoption  
General Commodities; Weights and Measures  
Readoption: N.J.A.C. 13:47C

Authority: N.J.S.A. 51:1-61.

Authorized By: Office of Weights and Measures, David Freed,  
Acting State Superintendent.

Effective Date: January 12, 2024.

New Expiration Date: January 12, 2031.

Take notice that pursuant to N.J.S.A. 52:14B-5.1, the rules at N.J.A.C. 13:47C were scheduled to expire on March 20, 2024. The rules establish standards for the sale of foodstuffs and nonfoodstuffs.

Subchapter 1 incorporates by reference the Uniform Regulation for the Method of Sale of Commodities from the National Institute of Standards and Technology Handbook and provides definitions for the words and terms used in the chapter. Subchapter 2 sets forth rules addressing standards for the sale of foodstuffs. Subchapter 3 sets forth rules addressing standards for the sale of specific nonfoodstuffs. Subchapters 4 through 5 are reserved. Subchapter 6 addresses the requirements for security bonds for transient buyers of precious metals.

The Office of Weights and Measures has reviewed the rules and has determined them to be necessary, reasonable, and proper for the purpose for which they were originally promulgated, as required pursuant to Executive Order No. 66 (1978). Therefore, pursuant to N.J.S.A. 45:914B-13, and in accordance with N.J.S.A. 52:14B-5.1.c(1), these rules are readopted and shall continue in effect for a seven-year period.

TRANSPORTATION

(b)

DIVISION OF MULTIMODAL SERVICES  
OFFICE OF FIXED GUIDEWAY SAFETY OVERSIGHT  
Fixed Guideway State Safety Oversight  
Adopted Amendments: N.J.A.C. 16:53E-1.1, 1.4, and 3.1

Adopted New Rule: N.J.A.C. 16:53E-3.2

Proposed: September 18, 2023, at 55 N.J.R. 1995(a).

Adopted: January 18, 2024, by Joseph D. Berton, Deputy Commissioner, Department of Transportation.

Filed: January 23, 2024, as R.2024 d.011, without change.

Authority: N.J.S.A. 27:1A-5, 27:1A-6, 27:25-8c, 48:2-12 and 52:14D-6; 49 U.S.C. § 5329(e) and (k); and 49 CFR Part 674.

Effective Date: February 20, 2024.

Expiration Date: June 4, 2025.

Summary of Public Comment and Agency Response:

A comment was received from James A. Keane, Chief Safety Officer, NJ TRANSIT.

COMMENT: New Jersey Transit (NJT) acknowledged that they understand the position that Department of Transportation ("Department" or "DOT") is under due to the new Federal Transportation Authority rules but have serious issues with unannounced inspectors in specific locations. The issues include staffing problems, as well as safety and security concerns.

RESPONSE: The Department thanks NJT for their comments and the information they provided. In order to make these requirements feasible, there must be cooperation between both DOT and NJT. The Department will continue to work with NJT to develop necessary guidelines to ensure that Federal mandates are upheld.

Federal Standards Statement

The adopted amendments and new rule establish standards for fixed guideway systems that are consistent with 49 U.S.C. § 5329(e) and (k) and 49 CFR Part 674. The standards imposed by the adopted amendments and new rule do not exceed those set forth in the Federal laws.

Full text of the adoption follows:

SUBCHAPTER 1. PURPOSE, SCOPE, AND APPLICABILITY

16:53E-1.1 Purpose

This chapter establishes rules concerning the State's oversight of the safety of rail fixed guideway systems through the Department of Transportation (Department), designated as the State's oversight agency by Executive Order No. 65 (1997). This chapter carries out the mandate

at 49 U.S.C. § 5329(e) and (k) for State safety oversight of rail fixed guideway public transportation systems. The Office of Fixed Guideway Oversight in the New Jersey Department of Transportation is responsible for the administration of this chapter.

16:53E-1.4 Incorporation by reference

The Department incorporates herein by reference 49 CFR Part 674, State Safety Oversight.

SUBCHAPTER 3. SAFETY PLAN

16:53E-3.1 Safety plan requirements

(a) (No change.)

(b) Every transit agency shall develop and implement a written safety plan that complies with the requirements of the New Jersey Department of Transportation Safety Oversight Program Standard (NJDOT SSOPS) for each fixed guideway system it operates. Copies of the NJDOT SSOPS may be obtained on the Department's website at: <http://www.state.nj.us/transportation> or in person at:

New Jersey Department of Transportation  
Office of Fixed Guideway Oversight  
1035 Parkway Avenue  
PO Box 600  
Trenton, New Jersey 08625-0600  
Phone: 609-963-2090  
or by email at:  
[NJOFGSSO@dot.nj.gov](mailto:NJOFGSSO@dot.nj.gov).

16:53E-3.2 Department inspections

(a) Pursuant to 49 U.S.C. § 5329(k), every transit agency shall provide access to the rail fixed guideway public transportation system and agency. The Department shall conduct inspections of the rail fixed guideway public transportation system and agency with and without advance notice. Inspections include, but are not limited to, the infrastructure, property leading to the infrastructure, equipment, records, data, personnel, and other deemed information, structure, or persons necessary for the safety inspection.

1. Ajay Bhatt
2. Angela Botteon
3. Anhiella Rosa Cordero
4. Annmarie Shaffer
5. Barbara Ziobro
6. Barry Bittenmaster
7. Barry Trog, Resident
8. Bernard Fleitman
9. Brandon Creel
10. Brenna Bobrove
11. Briana Orso
12. Bruce Clough
13. Cameron Mooney, SCCAM—  
Shasta/Siskiyou/Lassen Counties Against  
Marijuana—A Drug Free Coalition
14. Carlos Betetta, Fog Houze
15. Carolyn Atlak
16. Cassara Grasso, Happy Daze Boutique  
LLC
17. Charlene Romano
18. Charles Ade, Private citizen of NJ
19. Chelbi
20. Cheryl Fitzer—Attas, ClinMed LLC
21. Chirali Patel
22. Chris Cook
23. Chris Green
24. Chris Hasch
25. Christian Guzman
26. Christina Dominguez
27. Christopher Jennings, Cannabis  
industry
28. Corinne Gasper, Jennifers  
Messengers/Smart Approaches to Marijuana

29. Dave Jenkins
30. David Barsky
31. David Feder, Weed Law, LLC
32. David Peters
33. Dean Acquaviva
34. Deborah Krzewick
35. Debra L. Wentz, PhD, New Jersey  
Association of Mental Health and Addiction  
Agencies, Inc. (NJAMHAA)
36. Demiera Lockhart
37. Diane Sorokac
38. Diane Litterer, New Jersey Prevention  
Network
39. Doreen Camardi, NJ resident
40. Edward Hayes, Jr, Retired Police  
Officer
41. Eleni Lysikatos, Supporter
42. Emily Osh
43. Emmett Sheehan,
44. Eric Silverman,
45. Ericka P,
46. Erin Capuano, Medical Marijuana user
47. Ernesto Botteon
48. Ethan Werner
49. Felicia Stoler, Cannabis for Better  
Health Foundation
50. Frank Bradley
51. Fred Cacace, FinTech Provider for  
Cannabis Industry, Advocate for Social Equity  
in Cannabis, New Jersey Native & Former  
Educator
52. G. Weg
53. Gary Wojcik, Consumer

54. Gene Truncellito
55. Geoffrey Lanza
56. Glenn Matthews, Ayr
57. Haytham Elgawly, Xena NJ LLC
58. Isabel Carotenuto, Gingerbread Kidz  
LLC
59. J French,
60. J. Bowman
61. J. Brosnan
62. Jacqueline Ferraro, Co-Founder and  
Managing Director of the Cannabis Advisory  
Group
63. Jaimee Hamm, Hamm & Chaz  
Dispensary
64. James Barrett, CannPowerment
65. Jamie Bradshaw
66. Jared Rutherford,
67. Jason Frankovich, StB International
68. Jason Sporer,
69. Jay Russel
70. Jeff Highsmith
71. Jeff King
72. Jennifer Keil
73. Jennifer Yates, One Chance to Grow  
Up
74. Jill Levey
75. Joan Vawter
76. Jocelyn Fenton, BraBoca LLC
77. Jocelynn Tice
78. Joe
79. Joe Cohn, Agronomed Management  
LLC—Vendor Contractor
80. Jon Lehnerger

(b) Access to entries shall be provided to the Department by the fixed guideway public transportation agency, which may include, but is not limited to, keys, codes, data cards, or remotes.

TREASURY—GENERAL

(a)

NEW JERSEY CANNABIS REGULATORY  
COMMISSION

Personal Use Cannabis Rules

Adopted Amendments: N.J.A.C. 17:30-1.2, 2.1, 5.1,  
7.17, 9.5, and 9.8

Adopted New Rules: N.J.A.C. 17:30-14.9 and 14.10

Proposed: January 17, 2023, at 55 N.J.R. 100(a).

Adopted: January 17, 2024, by the New Jersey Cannabis Regulatory  
Commission, Dianna Houenou, Chair.

Filed: January 17, 2024, as R.2024 d.010, with non-substantial  
changes not requiring additional public notice and comment (see  
N.J.A.C. 1:30-6.3).

Authority: N.J.S.A. 24:6I-31 et seq.

Effective Date: February 20, 2024.

Expiration Date: February 8, 2030.

Summary of Public Comments and Agency Responses:

The New Jersey Cannabis Regulatory Commission (“Commission” or  
“CRC”) received timely comments from the following commenters  
during the 60-day public comment period, which ended on March 18,  
2023. The numbers in parenthesis after each comment correspond to the  
commenter(s) listed below.