

## ZONING ORDINANCES INTRODUCED: JUNE 2021

**Municipality:** TOWN OF BOONTON

**Ordinance:** 20-21

**Public Hearing Date:** 7/19/21

**Summary:** Amend the Zoning and Land Use Regulations to permit and establish standards for Cannabis Wholesalers (Class 3) and Cannabis Retailers (Class 5) as legalized, defined and regulated by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (Cannabis Act). Examples of the new regulations include the following:

- Cannabis Wholesaler shall be a conditional use in the C-2 Commercial District subject to regulations such as the following:
    - Facilities shall be at least 300 ft. from any parks or schools.
    - All facilities shall be enclosed in heated/air-conditioned buildings, not in greenhouses, hoop houses or outdoors.
    - The facility shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that and odor generated inside the facility is not detectable by a person of reasonable sensitivity at the property line of the subject property.
    - The facility must have a valid license to operate from the State of New Jersey.
  - Cannabis Retailer shall be a conditional use in the C-1 Commercial District subject to regulations such as the following:
    - Facilities shall be at least 500 ft. from any parks and 1,000 ft. from any schools.
    - Cannabis Retailers shall be separate and distinct from any Cannabis Wholesaler operation
    - All facilities shall be enclosed in heated/air-conditioned permanent buildings, not trailers, outdoors, movable kiosks, etc.
    - Any Cannabis Retailer shall only have one primary public access point, which shall be directly adjacent to the right-of-way or parking area of the building. Access should not be through common entrances with other uses.
    - No products shall be permitted to be consumed on-site.
    - The facility must have a valid license to operate from the State of New Jersey.
  - Cannabis Cultivators (Class 1), Cannabis Manufacturers (Class 2), Cannabis Distributors (Class 4) and Cannabis Delivery (Class 6), as those terms are defined by the Cannabis Act, are prohibited.
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**Municipality: TOWN OF BOONTON**

**Ordinance: 21-21**

**Public Hearing Date: 7/19/21**

**Summary:** Amend the Zoning and Land Use Regulations to establish a new inclusionary overlay district, the TO - Townhouse Overlay District, and amend the Zoning Map to place Block 30, Lot 14 in the new overlay. The municipally-owned 12,609 sq. ft. parcel is the site of the Boonton Recreation Center at 1210 Cedar St. Single-family detached dwellings are located to the south and west. The St. Cyril and Methodius Cemetery is located to the north. An apartment building is located to the northeast. The underlying R-2A - Residence District zoning remains. Standards for the new overlay include the following:

- Permitted uses: Townhouses
- Minimum Lot: 10,890 sq. ft.
- Maximum Units: 6
- Affordable Set-Aside: 20% for-sale / 15% rental
- Maximum Building Coverage: 50%
- Maximum Height: 2 ½ st. / 36 ft.
- Minimum Open Space: 10%



**Municipality: TOWNSHIP OF BOONTON**

**Ordinance:** 898

**Public Hearing Date:** 7/13/21

**Summary:** Amend the Land Use Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Township.

As an exception to the forgoing, a pre-existing licensed alternative treatment center actively operating at a presently licensed and approved location within the Township pursuant to a valid and current medical cannabis permit previously issued and approved by the State of New Jersey, Department of Health, Division of Medicinal Marijuana, and the Township of Boonton, pursuant to the Jake Honig Compassionate Use Medical Cannabis Act, shall be permitted to continue operation of Class 1 Cannabis Cultivation, Class 2 Cannabis Manufacturing, Class 3 Cannabis Wholesale, and Class 4 Cannabis Distributor establishments. This exception shall not apply to Class 5 Cannabis Retail Establishments and Class 6 Cannabis Delivery services which shall be prohibited from operating within the Township under any circumstances.

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**Municipality: BOROUGH OF BUTLER**

**Ordinance:** 2021-16

**Public Hearing Date:** 7/20/21

**Summary:** Amend the Land Use Regulations to permit and establish standards for Cannabis Retailers and Medical Cannabis Dispensaries as conditional uses in the HC - Highway Commercial District. Examples of the new regulations include the following:

- No Cannabis Retailer or Medical Cannabis Dispensary shall be located within 2,000 ft. of another Cannabis Retail Establishment or Medical Cannabis Dispensary as measured from the property lines.
  - No Cannabis Retailer or Medical Cannabis Dispensary shall be located within 1,000 ft. of a school, licensed daycare facility, church, synagogue, or religious worship center, public park, library or a licensed substance abuse disorder clinic or facility, as measured from the property lines.
  - No drive-through window shall be permitted.
  - Hours of operation shall be limited to 7 a.m. through 11 p.m.
  - Except as permitted above, all classes of cannabis establishments as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, shall be otherwise prohibited.
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**Municipality: BOROUGH OF CHESTER**

**Ordinance:** 2021-10

**Public Hearing Date:** 7/6/21

**Summary:** Amend the Land Use Regulations to prohibit, anywhere in the Borough, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Borough.

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**Municipality: TOWNSHIP OF CHESTER**

**Ordinance:** 2021-02

**Public Hearing Date:** 7/20/21

**Summary:** Amend the Land Use Regulations to add a new section establishing regulations for fences. This ordinance was introduced in February 2021 but has since been further amended and re-introduced. Examples of the new regulations include the following:

- Semi-open and open fences of up to four feet in height shall be permitted within a front yard area. All fences within a front yard shall be setback five feet from any right-of-way line.
- Closed, semi-open, and open fences of up to six feet in height shall be permitted within a side or rear yard area. Such fences may extend to the side and rear property lines.
- The installation of a fence shall not cause the damming or diverting of water.

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**Municipality: TOWNSHIP OF CHESTER**

**Ordinance:** 2021-03

**Public Hearing Date:** 7/6/21

**Summary:** Amend the Land Use Regulations to establish regulations for recreation vehicles. This ordinance was introduced in February 2021 but has since been further amended and re-introduced. Examples of the new regulations include the following:

- Recreation vehicles shall be permitted as accessory uses in the R-1, R-2, R-3, R-5 and R-10 Districts.
- Any such vehicle shall be owned or leased by a resident of the premises, or a short-term guest of the resident of the premises who may reside in the recreation vehicle during that time.
- No such vehicle shall be utilized for commercial purposes.
- Any such vehicle shall be in good working condition, operable, and not abandoned.

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**Municipality: TOWNSHIP OF CHESTER**

**Ordinance:** 2021-10

**Public Hearing Date:** 7/6/21

**Summary:** Amend the Land Use Regulations as they relate to farm stands or buildings containing a retail display area for the sale of agricultural products, which are permitted in the R-1, R-2, R-3, R-5 and R-10 Districts. Examples of the new regulations include the following:

- Minor site plan approval for farm stands or buildings containing a retail display area for the sale of agricultural products shall be required only for the construction, expansion or change of use of any building or permanent structure in excess of 700 sq. ft. where such building or structure offers public access. Public access shall not include invitees of the owners of the property, or vendors or persons delivering and/or providing goods and service. Where larger farm buildings contain specific areas that are devoted to general public access, as well as other areas that are separated by a permanent wall and are not accessible to the general public, the latter areas shall not be included in the calculation of square footage.

- The minimum distance from a side or rear property line for any building containing a retail display area or farm stand is reduced from 100 feet to 50 feet.
- For properties that are subject to a preservation easement held by the Morris County Agriculture Development Board, the NJ Department of Agriculture , the NJ Department of Environmental Protection, or the US Department of Agriculture, or other governmental entity, the applicant shall affirm that to the best of his/her knowledge or ability that the proposed development or its intended use will not violate the terms of such easement, deed restriction, or similar encumbrance affecting the property.

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**Municipality: TOWNSHIP OF DENVILLE**

**Ordinance:** 22-21

**Public Hearing Date:** 7/13/21

**Summary:** Amend the Land Use Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Township.

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**Municipality: TOWNSHIP OF EAST HANOVER**

**Ordinance:** 7-2021

**Public Hearing Date:** 7/6/21

**Summary:** Amend the Land Use and Zoning Regulations to permit outdoor storage in the I-1 Light Industrial District (under existing regulations such storage must take place within fully enclosed buildings).

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**Municipality: TOWNSHIP OF EAST HANOVER**

**Ordinance:** 8-2021

**Public Hearing Date:** 7/6/21

**Summary:** Amend the Land Use and Zoning Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Township. In addition, any business that engages in the practice of gifting, sharing or otherwise giving away cannabis, cannabis items or related supplies contingent upon a separate reciprocal transaction for goods or services shall be prohibited.

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**Municipality: TOWNSHIP OF JEFFERSON**

**Ordinance:** 21-14

**Public Hearing Date:** 8/4/21

**Summary:** Amend the Zoning Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies.

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**Municipality: TOWNSHIP OF JEFFERSON**

**Ordinance:** 21-17

**Public Hearing Date:** 8/4/21

**Summary:** Ordinance 21-17 implements various amendments to the Zoning Regulations. Examples include the following:

- Each and every day a violation of the Zoning Regulations continues after the expiration of an abatement notice or after initial construction shall be deemed a separate and distinct violation.
  - The use, erection, construction, reconstruction, alteration, conversion or alteration of a structure or building shall not occur without first obtaining a zoning compliance permit from the Jefferson Township Zoning Officer.
  - The application fee for a zoning compliance permit is increased from \$25 to \$50.
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**Municipality: TOWNSHIP OF LONG HILL**

**Ordinance:** 477-21

**Public Hearing Date:** 7/14/21

**Summary:** Amend the Land Use Regulations to exempt from Stormwater Management regulations any project that disturbs less than 1,500 sq. ft. of lot area (up from 1,000 sq. ft. under existing regulations) and results in an increase of impervious surface of less than 1,000 sq. ft. (up from 400 sq. ft. under existing regulations).

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**Municipality: BOROUGH OF MORRIS PLAINS**

**Ordinance:** 10-2021

**Public Hearing Date:** 8/19/21

**Summary:** Amend the Land Development Regulations to prohibit, anywhere in the Borough, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service. In addition, the consumption (including smoking) of cannabis is prohibited in all public places within the Borough.

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**Municipality: TOWNSHIP OF MORRIS**

**Ordinance:** 18-21

**Public Hearing Date:** 7/21/21

**Summary:** Amend the Land Development Regulations to adopt a new Stormwater Control section. These regulations establish minimum stormwater management requirements and controls for applicable developments.

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**Municipality: TOWNSHIP OF MORRIS**

**Ordinance:** 19-21

**Public Hearing Date:** 7/21/21

**Summary:** Amend the Land Development Regulations pertaining to grading permit requirements as follows:

- The existing exemption of land disturbances of up to 2,500 sq. ft. from the grading permit requirement is amended so that it only applies if no retaining walls are involved.

- The existing exemption of land disturbances for the purpose of constructing an addition to an existing single-family dwelling is amended so that it only applies if no retaining walls are involved.
- Add drainage and drywells to the required components of the lot grading and soil erosion and sediment control plan that must be submitted as part of an application for a grading permit.
- Any proposed improvements which create an additional 500 sq. ft. of impervious cover are required to construct a drywell system to provide for the recharge of rainwater into the ground. The drywell system shall be designed to collect three inches of rainfall depth over the total area of increased impervious cover.

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**Municipality:** TOWNSHIP OF MORRIS

**Ordinance:** 20-21

**Public Hearing Date:** 7/21/21

**Summary:** This ordinance makes various amendments to the Historic Preservation Commission section of the Land Development Regulations. Examples of the changes include the following:

- Instead of stating that there will be nine members of the Historic Preservation Commission, the new language says that there will be *a maximum of* nine members.
- Instead of stating that there will be one Class A and one Class B member of the Commission, the new language says that there will be *up to two* Class A and *up to two* Class B members.
- The existing seven members required for Class C is replaced by language stating that there will be up to seven members, but at least five members.
- An Historic Site shall be defined as any real property, man-made structure, natural object or configuration or any portion or group of the foregoing of historical, archeological, cultural, scenic or architectural significance as determined by the Township Committee, upon recommendations from the Commission.
- Any request for demolition of an Historic Site which was not previously determined by approval of an application for development by a Township agency shall require a 45 day waiting period to allow the Commission to assess the impact on the historic character of the Township and evaluate the possibilities for preservation, rehabilitation, restoration and reconstruction, except that the 45 day waiting period shall not apply for any application for a permit to demolish a building or structure deemed unfit for occupancy by the Construction Official or which is in immediate danger of collapse.
- A list of Historic Sites recommended by the Commission and approved by the Township Committee is incorporated as part of this section.

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**Municipality:** TOWNSHIP OF MORRIS

**Ordinance:** 21-21

**Public Hearing Date:** 7/21/21

**Summary:** Amend the Zoning Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

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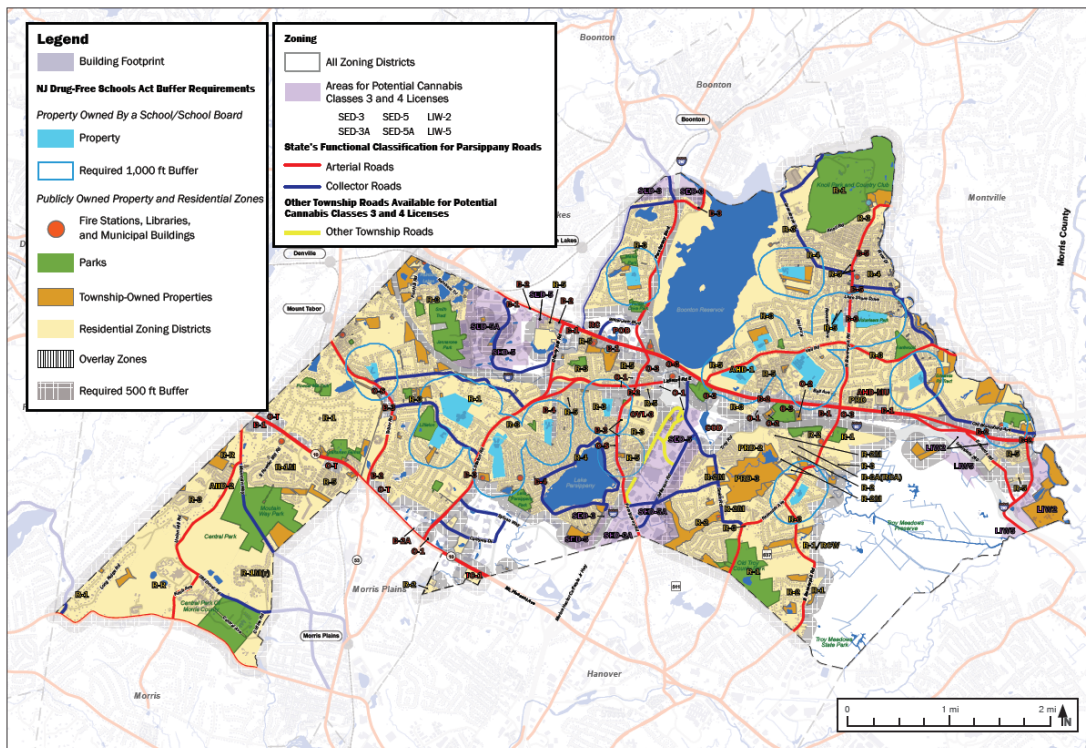
**Municipality: TOWNSHIP OF PARSIPPANY**

**Ordinance: 2021:14**

**Public Hearing Date: 7/20/21**

**Summary:** Amend the Zoning Use Regulations to permit and establish standards for Cannabis Wholesalers (Class 3) and Cannabis Distributors (Class 4) as legalized, defined and regulated by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act. Examples of the new regulations include the following:

- Cannabis Wholesalers and Cannabis Distributors shall be permitted as conditional uses in the SED-3, SED-3A, SED-5, SED-5A, LIW-2 and LIW-5 Districts.
- A Cannabis Establishment must have frontage on either an arterial or collector road as designated by the 2010 Functional Classification Map for Morris County prepared by the NJ Department of Transportation, dated April 20, 2017 and revised for the Urban Area dated February 28, 2017, or on the following local roads: Pomeroy Rd., Wood Hollow Rd., Webro Rd., Joshua Mateo Highway.
- No Cannabis Establishment shall be located within 1,000 ft. of any school property (including property owned or leased by a public school board), or within 500 ft. of the real property comprising a public housing facility, public park, or public building.
- No Cannabis Establishment shall be located within 500 ft. of a residential zone district boundary or commercial residential mixed-use zone district boundary.
- Minimum lot size shall be the lot size permitted in the zone district or 3 acres, whichever is greater.
- A Cannabis Establishment must be licensed by the Township.



POTENTIAL LOCATIONS FOR CANNABIS BUSINESSES IN PARSIPPANY-TROY HILLS

Source: Township of Parsippany-Troy Hills



**Municipality: TOWNSHIP OF PEQUANNOCK**

**Ordinance:** 2021-13

**Public Hearing Date:** 7/13/21

**Summary:** Amend the Zoning Regulations to permit cultivation of cannabis products and related limited cannabis processing activities as conditional uses in the I-3 - Industrial and R-87 - Residence Districts. Examples of the standards and regulations applicable to these conditional uses include the following:

- Minimum Lot: 4 acres
- Maximum Building Coverage: 75%; Maximum Impervious Coverage: 80%
- Maximum Height: 35 feet
- Cannabis cultivation shall be restricted to permanent structures including greenhouses.
- Cultivation of cannabis shall be permitted only when associated with a pre-existing farming use.
- Limited cannabis processing shall be permitted as accessory to cannabis cultivation provided that no more than 20% of the cultivation facility may be used for processing.
- A transfer tax of two percent on receipts from the sale of cannabis by a cannabis establishment to another cannabis establishment shall be paid to the municipality.
- A Cannabis Establishment License issued by the municipality must be obtained by cannabis cultivators.
- Except as permitted above, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, shall be otherwise prohibited.

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**Municipality: BOROUGH OF RIVERDALE**

**Ordinance:** 05-2021

**Public Hearing Date:** 7/14/21

**Summary:** Amend the Zoning Regulations to prohibit, anywhere in the Borough, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

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**Municipality: TOWNSHIP OF WASHINGTON**

**Ordinance:** RO-12-21

**Public Hearing Date:** 7/19/21

**Summary:** Amend the Zoning Regulations as they relate to the R-46 MFRO Overlay District to increase the maximum improved lot coverage from 60% to 70% and eliminate the maximum floor area ratio (currently 0.3). The R-46 MFRO Overlay District is an inclusionary overlay district at the intersection of US Hwy 46 and Drakestown Rd.

**Municipality: BOROUGH OF WHARTON**

**Ordinance: O-12-21**

**Public Hearing Date: 6/28/21**

**Summary:** Amend the Land Use and Development Regulations to prohibit, anywhere in the Borough, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

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## ZONING ORDINANCES ADOPTED: JUNE 2021

**Municipality:** BOROUGH OF CHATHAM

**Ordinance:** 21-15

**Date Adoption Filed:** 6/17/21

**Summary:** Amend the Zoning Regulations to prohibit, anywhere in the Borough, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

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**Municipality:** TOWNSHIP OF CHATHAM

**Ordinance:** 2021-16

**Date Adoption Filed:** 6/24/21

**Summary:** Amend the Land Development Regulations to remove the following definitions from the Stormwater Control Ordinance:

- CAFRA Centers, Cores, or Nodes
  - CAFRA Planning Map
  - Tidal Flood Hazard Area
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**Municipality:** TOWNSHIP OF CHESTER

**Ordinance:** 2021-09

**Date Adoption Filed:** 6/2/21

**Summary:** Amend the Land Use Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

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**Municipality:** BOROUGH OF LINCOLN PARK

**Ordinance:** 5-21

**Date Adoption Filed:** 6/23/21

**Summary:** Amend the Zoning Regulations to prohibit, in all zones, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

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**Municipality:** TOWNSHIP OF MINE HILL

**Ordinance:** 05-21

**Date Adoption Filed:** 6/18/21

**Summary:** Amend the Land Use Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

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**Municipality: TOWNSHIP OF MONTVILLE**

**Ordinance:** 2021-14\*

**Date Adoption Filed:** 6/23/21

**Summary:** Amend the Land Use and Development Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Township.

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**Municipality: BOROUGH OF MORRIS PLAINS**

**Ordinance:** 9-2021

**Date Adoption Filed:** 6/9/21

**Summary:** Minor amendments to the Stormwater Control Ordinance in accordance with review and recommendations by the Morris County Planning Board Land Development Review Section.

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**Municipality: TOWN OF MORRISTOWN**

**Ordinance:** O-7-2021

**Date Adoption Filed:** 6/11/21

**Summary:** Amend the Land Use Regulations to prohibit, anywhere in the Town, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a delivery service.

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**Municipality: BOROUGH OF MOUNTAIN LAKES**

**Ordinance:** 11-21\*

**Date Adoption Filed:** 6/30/21

**Summary:** Amend the Zoning Regulations to prohibit, anywhere in the Borough, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

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**Municipality: BOROUGH OF NETCONG**

**Ordinance:** 2021-9

**Date Adoption Filed:** 6/14/21

**Summary:** Amend the Land Development Regulations to prohibit, anywhere in the Borough, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

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**Municipality: BOROUGH OF ROCKAWAY**

**Ordinance:** 19-21

**Date Adoption Filed:** 6/16/21

**Summary:** Minor amendments to the Stormwater Control section of the Land Use Design and Performance Standards in accordance with review and recommendations by the Morris County Planning Board Land Development Review Section.

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**Municipality: TOWNSHIP OF ROCKAWAY**

**Ordinance: O-21-23**

**Date Adoption Filed: 6/3/21**

**Summary:** Amend the Land Use and Development Regulations to permit and establish standards for recreational cannabis facilities as legalized, defined and regulated by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (Cannabis Act). Medical cannabis uses were already permitted in the PED and I Districts under Ordinance O-20-18, adopted in September 2020. Ordinance O-21-23 adds the R-B District to the zoning districts where medical cannabis uses are permitted as well. Examples of the new regulations include the following:

- The following shall be added as permitted uses in the PED - Planned Economic District and I - Industrial District:
    - Recreational Cannabis Uses, including: Cultivators, Manufacturers, Wholesalers, Distributors, Retailers and Delivery Services
    - Cannabis Testing Facilities
  - The following shall be added as permitted uses in the R-B - Regional Business District (site of the Rockaway Townsquare Mall):
    - Medical Cannabis Dispensaries
    - Cannabis Retailers
    - Cannabis Delivery Services
  - Indoor Cannabis Consumption Areas operated in conjunction with an Alternative Treatment Center or a Cannabis Retailer shall be permitted as a conditional use in the PED, I, and R-B Districts.
  - Prior to operation of any Recreational Cannabis Uses, Cannabis Testing Facilities, or Indoor Cannabis Consumption Areas, a license for such use must be obtained from the State of New Jersey and the Township of Rockaway.
  - There shall be a minimum setback of 200 feet from any Recreational Cannabis Uses, Cannabis Testing Facilities, and Indoor Cannabis Consumption Areas, to any public or private school, house of worship, child care center, or day care center.
  - No Recreational Cannabis Use, Cannabis Testing Facility or Indoor Cannabis Consumption Areas shall be housed in a vehicle or any movable or mobile structure.
  - All Alternative Treatment Centers, Recreational Cannabis Uses, Cannabis Testing Facilities, Cannabis Research and Development Facilities, or Indoor Cannabis Consumption Areas shall be located in an indoor, structurally enclosed area.
  - Except as permitted above, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the Cannabis Act, shall be otherwise prohibited (but not the delivery of cannabis items and related supplies by a delivery service).
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**Municipality: TOWNSHIP OF WASHINGTON**

**Ordinance:** RO-09-2021

**Date Adoption Filed:** 6/22/21

**Summary:** Amend the Zoning Regulations to prohibit, anywhere in the Township, all classes of cannabis establishments, distributors or delivery services as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, but not the delivery of cannabis items and related supplies by a licensed delivery service based and initiated from outside the Township.

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<b>ZONING ORDINANCES DEFEATED OR WITHDRAWN: JUNE 2021</b>
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**Municipality: TOWNSHIP OF MORRIS**

**Ordinance:** 01-21

**Date Filed:** 6/15/21

**Summary:** This ordinance was introduced in January 2021 but has been withdrawn. It would have adopted the 340 Mount Kemble Avenue Redevelopment Plan for Block 6101, Lot 1 in order to allow for the continuation of corporate office use while also providing for a complementary hotel use.

**Staff Comments:** According to an article posted on June 14, 2021 at [MorristownGreen.com](http://MorristownGreen.com), this ordinance was withdrawn due to concerns about the viability of the hotel in a post-COVID world. As a result, the Township Committee requested a study on the marketability of the hotel, considering the changes since the pandemic. The proposal may be resubmitted in the future.

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**Municipality: TOWNSHIP OF PEQUANNOCK**

**Ordinance:** 2021-06

**Date Filed:** 6/23/21

**Summary:** This ordinance was introduced in April 2021 but has been defeated. It would have amended the Zoning Regulations to prohibit, in all zones, all classes of cannabis establishments as those terms are defined by the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act.

This ordinance has been replaced by Ordinance 2021-13, which permits cultivation of cannabis products and related limited cannabis processing activities as conditional uses in the I-3 and R-87 Districts.

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\*Ordinance introduction and adoption notices received during the same month.

**PROPOSED ORDINANCES RECEIVED: 26**  
**ADOPTED ORDINANCES RECEIVED: 13**  
**ORDINANCES DEFEATED OR WITHDRAWN: 2**  
**TOTAL ORDINANCES PROCESSED: 41**