



BOROUGH OF KEANSBURG
OFFICE OF THE MUNICIPAL CLERK

January 5, 2024

TO: Chairman John J. Donohue & Members
Keansburg Planning Board of Adjustment

FROM: Thomas P. Cusick, Municipal Clerk

RE: Ordinance # 1718
Ordinance Allowing for the Establishment of a Cannabis License in the
B-3 Highway Commercial Zone

Enclosed herewith is Borough Ordinance # 1718 which was introduced by the Keansburg Borough Council on January 3, 2024 which would allow one (1) cannabis license to operate in the B-3 Highway Commercial Zone. This Ordinance will amend previously adopted Ordinance # 1675 as well as Chapter XXII (Development Regulations) of the Revised General Ordinances of the Borough of Keansburg.

On behalf of the Borough Council, I am requesting that this matter be placed on the next Planning Board of Adjustment agenda for review by the Membership. Please forward any comments and recommendations to my office at your earliest convenience.

Thank you for your assistance.

Enclosures: Proposed Ordinance # 1718
Ordinance # 1675

ORDINANCE #1718

AN ORDINANCE AMENDING AND SUPPLEMENTING ORDINANCE 1675 OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG PROVIDING REPEALING A PORTION THEREOF TO PERMIT THE ESTABLISHMENT OF A SPECIFIC LOCATION TO PLACE A CLASS 5 CANNABIS LICENSE WITHIN THE BOROUGH OF KEANSBURG

WHEREAS, The Mayor and Council of the Borough of Keansburg adopted Ordinance 1675 on July 21, 2021 prohibiting the operation of any Class of Cannabis within its Geographical Boundaries, and;

WHEREAS, the Governing Body of the Borough of Keansburg has reviewed the Ordinance and wishes to modify same, and;

WHEREAS, the Governing Body has determined it is in the best interest of the health, safety and welfare of Keansburg's residents and members of the public who visit, travel, or conduct business in Keansburg to amend the Borough of Keansburg's zoning regulations to permit the establishment of one Class 5 Cannabis Retailer license in the B3 Commercial Highway Zone.

NOW THEREFORE, BE IT ORDAINED by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, State of New Jersey, as follows:

SECTION I.

1. Ordinance 1675 is amended to permit the Borough to issue one (1) Class 5 Cannabis Retailer license within the B 3 Commercial Highway Zone.
2. The overall prohibition of any cannabis establishments, cannabis distributors or cannabis delivery services is REPEALED ONLY to allow the one Class 5 License set out above.
3. Chapter XXII of the (Development Regulations) of the Revised General Ordinances is hereby amended by removing one (1) class 5 license from the prohibited uses.
4. This ordinance shall take effect upon its passage and publication and filing with the Monmouth County Planning Board, and as otherwise provided for by law.

SECTION II.

SEVERABILITY. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portions of this Ordinance, which shall otherwise remain in full force and effect.

SECTION III.

REPEALER. All ordinances or parts of ordinances inconsistent herewith are hereby repealed to the extent of such inconsistency.

SECTION IV.

EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and publication in accordance with law.

ORDINANCE NO. 1675

AN ORDINANCE BY BOROUGH OF KEANSBURG IN THE COUNTY OF MONMOUTH, NEW JERSEY PROHIBITING THE OPERATION OF ANY CLASS OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING Chapter XXII OF THE (DEVELOPMENT REGULATIONS) OF THE REVISED GENERAL ORDINANCES OF THE BOROUGH OF KEANSBURG

WHEREAS, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

WHEREAS, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

WHEREAS, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributer license, for businesses involved in transporting cannabis plants in bulk from on licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

WHEREAS, section 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality; and

WHEREAS, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

WHEREAS, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

WHEREAS, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

WHEREAS, the Mayor and Council of the Borough of Keansburg has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on the Borough of Keansburg in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of Keansburg’s residents and members of the public who visit, travel, or conduct business in Keansburg, to amend Borough of Keansburg’s zoning regulations to prohibit all manner of marijuana-related land use and development within the geographic boundaries of Borough of Keansburg and

WHEREAS, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters such as have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act’s 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts;

NOW THEREFORE, BE IT ORDAINED, by the Mayor and Council of the Borough of Keansburg, in the County of Monmouth, State of New Jersey, as follows:

1. Pursuant to section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), all cannabis establishments, cannabis distributors or cannabis delivery services are hereby prohibited from operating anywhere in the Borough of Keansburg except for the delivery of cannabis items and related supplies by a delivery service.

2. Chapter XXII of the (Development Regulations) of the Revised General Ordinances of the Borough of Keansburg is hereby amended by adding to the list of prohibited uses, the following: "All classes of cannabis establishments or cannabis distributors or cannabis delivery services as said terms are defined in section 3 of P.L. 2021, c. 16, but not the delivery of cannabis items and related supplies by a delivery service."

3. Any article, section, paragraph, subsection, clause, or other provision of the Revised General Ordinances of the Borough of Keansburg inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.

4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

5. This ordinance shall take effect upon its passage and publication and filing with the Monmouth County Planning Board, and as otherwise provided for by law.

ATTEST:



Thomas P. Cusick, Municipal Clerk



Hon. George Hoff, Mayor