

**AN ORDINANCE BY THE TOWNSHIP OF NORTH BRUNSWICK IN  
MIDDLESEX COUNTY, NEW JERSEY AMENDING CHAPTER 205-3,  
CANNABIS ROUTE 1 CORRIDOR OVERLAY ZONE AND THE  
CANNABIS JERSEY AVENUE OVERLAY ZONE, AND AMENDING  
EXHIBIT A “MAP”, EXHIBIT B “MAP”, AND  
EXHIBIT C “SCHEDULE OF PROPERTIES”**

**WHEREAS**, the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey, adopted Ordinance 21-23 on November 15, 2021, which permits the operation of all classes of cannabis licensed businesses within certain designated area of its geographical boundaries; and

**WHEREAS**, Chapter 205-3, Establishment of Zones, was amended to include a new Cannabis Route 1 Corridor Overlay Zone (CAN-RIC) and a new Cannabis Jersey Avenue Overlay Zone (CAN-JA); and

**WHEREAS**, the boundaries of the Cannabis Route 1 Corridor Overlay Zone are comprised of commercial shopping centers or mixed-use areas with greater than 25,000 square feet of retail/commercial floor area and that provide direct access from Route 1 as identified on the map, Exhibit A, and detailed in the schedule of properties, Exhibit C, both dated October 25, 2021, which were adopted by reference and made a part of the Chapter; and

**WHEREAS**, properties owned by North Brunswick TOD Associates, LLC, commonly known as Main Street North Brunswick, satisfy the boundary requirements and were included in both Exhibits A and C; and

**WHEREAS**, it has been determined that Block 141, Lot 43, also satisfies the boundary requirements and should be included as part of those properties owned by North Brunswick TOD Associates, LLC; and

**WHEREAS**, the boundaries of the Cannabis Jersey Avenue Overlay Zone are comprised of warehouse buildings greater than 35,000 square feet with no more than 5% of the area of the building located within 250 feet of a residential zone; and

**WHEREAS**, it has been determined that it would benefit potential applicants to expand the number of warehouse buildings greater than 35,000 square feet with no more than 5% of the area of the building located within 250 feet of a residential zone; and

**WHEREAS**, there a number of existing warehouse buildings, outside of the Jersey Avenue corridor, that are in Industrial (I-2) Zones and also satisfy the boundary requirements.

**NOW THEREFORE, BE IT ORDAINED**, by the Township Council of North Brunswick in the County of Middlesex, State of New Jersey, that the Cannabis Route 1 Corridor Overlay Zone (CAN-RIC) be amended and supplemented to include Block 141, Lot 43.

**BE IT FURTHER ORDAINED**, that both the Exhibit A “Map” and Exhibit C “Schedule of Properties” be amended to include Block 141, Lot 43, and are adopted by reference and made a part of Chapter 205-3.

**BE IT FURTHER ORDAINED**, that Chapter 205- Establishment of Zones, be amended so that the Cannabis Jersey Avenue Overlay Zone (CAN-JA) be renamed as the Cannabis Non-Retail Overlay Zone (CAN-NR).

**BE IT FURTHER ORDAINED**, that Exhibit B “Map” and Exhibit C “Schedule of Properties” be amended to include the following properties, and be adopted by reference and made a part of Chapter 205-3:

Block 143	Lots 18.1301, 18.1302
Block 148	Lots 5.03, 35.01, 36, 111.02, 112, 114.01
Block 194	Lot 29.04
Block 252	Lot 6.03

**BE IT FURTHER ORDAINED**, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall be deemed valid and effective.

**BE IT FURTHER ORDAINED**, that any ordinances or parts thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

**BE IT FURTHER ORDAINED**, This Ordinance shall take effect upon passage and publication in accordance with applicable law.

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Justine Progebin  
Business Administrator

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Michael C. Hritz  
Director of Community Development

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Ronald H. Gordon, Township Attorney  
(Approved as to legal form)

**RECORDED VOTE FIRST READING**

<b>COUNCIL MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>NOTES</b>
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
SOCIO				
DAVIS				
MAYOR WOMACK				

**RECORDED VOTE SECOND READING**

<b>COUNCIL MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>NOTES</b>
MEHTA				
LOPEZ				
GUADAGNINO				
ANDREWS				
SOCIO				
DAVIS				
MAYOR WOMACK				

**CERTIFICATION**

I hereby certify that the above Ordinance was duly adopted by the Township Council of the Township of North Brunswick, County of Middlesex, at its meeting held on May 31, 2022.

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Lisa Russo, Township Clerk

**EFFECTIVE DATE**

This Ordinance shall take effect upon passage and publication in accordance with applicable law.

- APPROVED
- REJECTED

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Francis M. Womack III, Mayor  
Township of North Brunswick

Date Signed: \_\_\_\_\_, 2022