

24-14

**AN ORDINANCE BY THE TOWNSHIP OF NORTH BRUNSWICK IN
MIDDLESEX COUNTY, NEW JERSEY AMENDING CHAPTER 205-92.11
“CANNABIS ROUTE 1 CORRIDOR OVERLAY ZONE” AND AMENDING
EXHIBIT A “MAP” AND EXHIBIT C “SCHEDULE OF PROPERTIES,”
AND AMENDING CHAPTER 140 “CANNABIS, LICENSED BUSINESSES”
OF THE CODE OF THE TOWNSHIP OF NORTH BRUNSWICK**

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-R1C); 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, it has been determined that it would benefit the Township of North Brunswick and potential applicants to expand the Cannabis Route 1 Corridor Overlay Zone and increase the number of Class 5 Retail and Class 6 Cannabis Delivery licenses;

NOW THEREFORE, BE IT ORDAINED, by the Township Council of North Brunswick in the County of Middlesex, State of New Jersey, that Chapter 205-3, Establishment of Zones, be amended and supplemented as follows:

§ 205-92.11 Cannabis Route 1 Corridor Overlay Zone (CAN-R1C).

- B. Boundaries. The boundaries of the Cannabis Route 1 Corridor Overlay Zone shall comprise commercial shopping centers or mixed-use areas with greater than 25,000 square feet of retail/commercial floor area and other undeveloped or vacant properties that provide direct access from Route 1 as identified on the map, Exhibit A (attached), and detailed in the schedule of properties, Exhibit C (attached), both dated November 15, 2021, amended May 31, 2022, which are hereby adopted by reference and made a part of this chapter.

§140-2 Limitations.

- (A) Limitation on Number of Licenses.

Within the geographic boundaries of the Township, the maximum number of licensed Cannabis Businesses shall be no more than two (2) for Classes 1, 2, 3 and 4, and three (3) for Classes 5 and 6.

§ 140-3 Hours of operation.

Hours of operation for Class 5 cannabis retailers and Class 6 cannabis delivery licenses shall be limited to 8:00 a.m. to 9:00 p.m., and said hours shall be enforced by the Police Department.


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

Block 4.45	Lot 22.01
Block 73	Lots 2, 3.01, 3.02, 4
Block 140	Lot 62

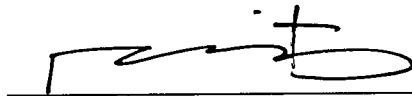
BE IT FURTHER ORDAINED, that if any section, paragraph, subsection, clause or provision of this Ordinance shall be adjudged by the courts to be invalid, such adjudication shall apply only to the section paragraph, subsection, clause or provision so adjudicated, and the remainder of the Ordinance shall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



Justine Progebin
Business Administrator



Michael C. Hritz
Director of Community Development



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

RECORDED VOTE FIRST READING: SEPTEMBER 3, 2024

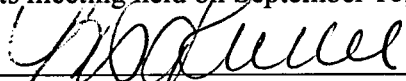
COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA	✓			
GUADAGNINO	✓			
ANDREWS	A			
DAVIS 2	✓			
SOCIO 1	✓			
HUTCHINSON	✓			
MAYOR WOMACK				

RECORDED VOTE SECOND READING: SEPTEMBER 16, 2024

COUNCIL MEMBER	YES	NO	ABSTAIN	NOTES
MEHTA	✓			
GUADAGNION 2	✓			
ANDREWS			✓	
DAVIS	✓			
SOCIO 1	✓			
HUTCHINSON	✓			
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 September 16, 2024.




 Lisa Russo, Township Clerk

EFFECTIVE DATE

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

- APPROVED
- REJECTED



 Francis M. Womack III, Mayor
 Township of North Brunswick

Date Signed: 9/16/24, 2024

140-62

ROUTE 1

143-25.01

ROUTE 1

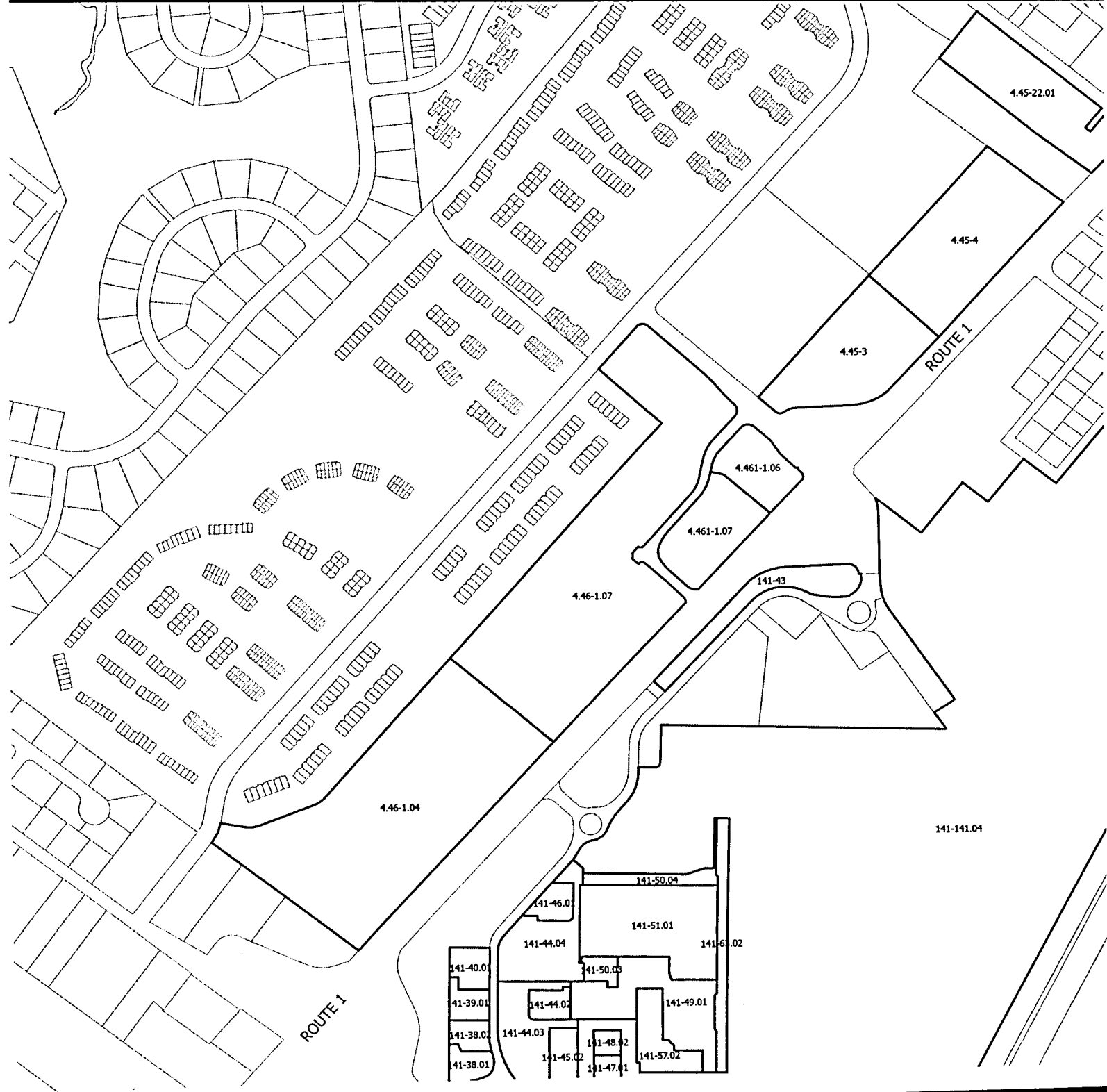
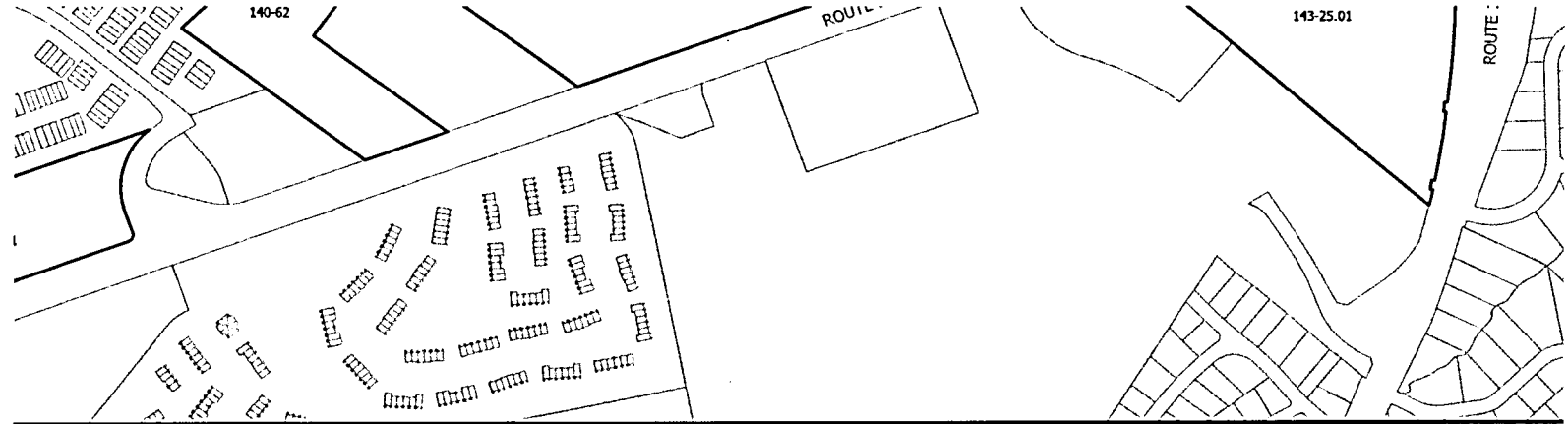


EXHIBIT C

Cannabis Route 1 Corridor Overlay Zone
 Cannabis Non-Retail Overlay Zone
 Schedule of applicable properties
 August 12, 2024

CAN-NR ZONE PROPERTIES

BLOCK	LOT	Property Location
17	94.01	1575 JERSEY AVENUE
17	96.05	1605 JERSEY AVENUE
17	96.06	1000 CORPORATE ROAD
17	97.01	1665 JERSEY AVENUE
30	32	1202 AIRPORT ROAD
30	38.03	1201 JERSEY AVENUE
90	4	1470 JERSEY AVENUE
90	5	1430 JERSEY AVENUE
90	9	1280 JERSEY AVENUE
90	10	1200 JERSEY AVENUE
143	18.1301	1600 ROUTE 1 UNIT A
143	18.1301	1600 ROUTE 1 UNIT B
148	5.03	2400 ROUTE 1
148	35.01	1980 ROUTE 1
148	36	1980 ROUTE 1
148	111.02	501 FINNEGANS LANE
148	112	2801 ROUTE 130
148	114.01	BLACKHORSE LANE
194	29.04	621 ROUTE 1
252	6.03	1 SILVERLINE DRIVE

CAN-R1C ZONE PROPERTIES

BLOCK	LOT	Property Location
4.45	3	2245 ROUTE 1
4.45	4	2201-2241 ROUTE 1
4.45	22.01	ELIZABETH STREET
4.46	1.04	2421-2451 ROUTE 1
4.46	1.07	2399 ROUTE 1
4.461	1.06	2313 ROUTE 1
4.461	1.07	ROUTE 1
73	2	THOMAS AVENUE
73	3.01	ROUTE 1
73	3.02	ROUTE 1
73	4	ROUTE 1
140	59.01	869-891 ROUTE 1
140	60.01	901-993 ROUTE 1
140	62	1055 ROUTE 1
140.01	10.01	1345-1471 ROUTE 1
141	5	100 GRAND AVENUE
141	8	101 GRAND AVENUE
141	9	TENTH AVENUE
141	19.01	MAIN STREET
141	20.02	211 MAIN STREET
141	21.02	231 MAIN STREET
141	23.01	MAIN STREET
141	23.02	MAIN STREET
141	23.03	MAIN STREET
141	24	TENTH AVENUE
141	31.03	MAIN STREET
141	33	MAIN STREET
141	33.02	MAIN STREET
141	38.01	GRAND AVENUE
141	38.02	GRAND AVENUE
141	39.01	240 GRAND AVENUE
141	40.01	GRAND AVENUE
141	43	GRAND AVENUE
141	44.02	221-229 GRAND AVENUE
141	44.03	MAIN STREET
141	44.04	MAIN STREET
141	45.02	100 MAIN STREET
141	46.01	301 GRAND AVENUE
141	47.01	MAIN STREET
141	48.02	MAIN STREET
141	49.01	MAIN STREET
141	50.03	MAIN STREET
141	50.04	MAIN STREET
141	51.01	MAIN STREET
141	57.02	MAIN STREET
141	63.02	TENTH AVENUE
141	141	2300 ROUTE 1
143	25.01	650 SHOPPES BOULEVARD
259	9.01	770-786 CAROLIER LANE