TOWNSHIP OF CINNAMINSON

ORDINANCE 2021 – 7

AN ORDINANCE OF THE TOWNSHIP OF CINNAMINSON, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, AMENDING PART II, GENERAL LEGISLATION, CHAPTER 525 OF THE TOWNSHIP CODE ENTITILED "ZONING" TO INCLUDE SECTION § 525-81D CONDITIONAL USES, AND TO INCLUDE SECTION § 525-145: CANNABIS ESTABLISHMENTS

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, consisting of:

Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;

Class 2 Cannabis Manufacturer license, for facilities involved m 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 Distributor license, for businesses involved in transporting cannabis plants in bulk from one 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 purchased 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 3 of the Act defines a "cannabis establishment" as "a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer"; and

WHEREAS, Section 31a of the Act authorizes municipalities to adopt by ordinance regulations governing the number of (1) cannabis establishments, (2) cannabis distributors and (3) cannabis delivery services, except for the delivery of cannabis items and related supplies by a cannabis delivery service based and initiated from outside of the municipality; and

WHEREAS, Section 31a of the Act also authorizes municipalities to adopt by ordinance regulations governing the local licensing endorsement, location, manner and times of operation of cannabis establishments and cannabis distributors, and the location and manner of cannabis delivery services, and establishing civil penalties for the violation of any such regulations; and

WHEREAS, Section 31b of the Act authorizes municipalities to prohibit by ordinance the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality, except for the delivery of cannabis items and related supplies by a delivery service based and initiated from outside of 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 21, 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, in 2026, 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 with appropriate approvals within the municipality; and

WHEREAS, in light of the foregoing, this governing body is of the opinion that the adoption of this Ordinance and its immediate implementation are in the best interest of the Township and the health, safety and welfare of its residents and visitors.

NOW, THEREFORE, BE IT ORDAINED AND ENACTED by the Mayor and Township Committee of the Township of Cinnaminson, County of Burlington and State of New Jersey as follows:

Section 1: Adding "§ 525-145 Cannabis Establishment Conditional Use Overlay Zone" to Part II, General Legislation, as follows:

A. Definitions: For purposes of this Chapter, the following definitions shall apply:
Act: P.L. 2016, c. 16, known as the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act".

Cannabis: All parts of the plants *Cannabis sativa* and *Cannabis indica,* whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with the Act for use in cannabis products as set forth in this act, but shall not include the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other product. " Cannabis" does not include: medical cannabis dispensed to registered qualifying patients pursuant to the "Jake Honig Compassionate Use Medical Cannabis Act," P.L.2009, c.307 (C.24:61-l et al.) and P.L.2015, c.l58 (C.l8A:40-12.22 et al.); marijuana as defined in N.J.S.2C:35-2 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L.2001, c.ll4 (C.2C:35B-1 et seq.), or marihuana as defined in section 2 of P.L.1970, c.226 (C.24:2l-2) and applied to any offense set forth in the "New Jersey Controlled Dangerous Substances Act," P.L.1970, c.226 (C.24:21-1 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the "New Jersey Hemp Farming Act," P.L.2019, c.238 (C.4:28-6 et at.).

Cannabis cultivator: Any licensed person or entity that grows, cultivates, or produces cannabis in this State, and sells and may transport this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

Cannabis delivery service: Any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer.

Cannabis distributor: Any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities.

Cannabis establishment: A State-licensed cannabis cultivator, manufacturer, wholesaler, distributor, retailer, or delivery service.

Cannabis establishment license, as defined by the Act:

Class 1: Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis.

Class 2: Cannabis Manufacturer license, for facilities involved m 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 Distributor license, for businesses involved in transporting cannabis plants in bulk from one 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.

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 purchased 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.

Cannabis manufacturer: Any licensed person or entity that processes cannabis items in this State by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers.

Cannabis retailer: Any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer.

Cannabis wholesaler: Any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers.

B. Conditional Use:

1. Cannabis establishment licenses 1, 2, 3, 4, and 6 shall be conditionally permitted uses within a Cannabis Establishment Overlay Zone in LI Light Industrial and IND Industrial zoning districts identified on the attached map and property list spreadsheet. In addition, cannabis establishment licenses 1 and 2 may include a cannabis establishment license 5 as an accessory use within the same building, but not to exceed 10% or 3,000 SF, whichever is less, of the establishment's total building footprint.

2. Such uses shall be conditioned upon compliance with the following paragraphs C through K of this section, as well as those established and amended by the Cannabis Regulatory Commission.

C. Business Operation Standards

1. There shall be no on-site sales of alcohol or tobacco products, and no on-site consumption of alcohol, tobacco, or cannabis by employees, visitors, and patrons.

2. Prohibition of any retail sales within 200' of residential uses, residential zones, houses of worship, schools, child care businesses, and similar uses.

3. Cannabis establishment licenses 1, 2, 3, 4, and 6 may operate 24 hours a day; however, hours of retail sales shall be limited to 9:00AM through 10:00PM.

4. In addition to those licenses and fees required by the State, the Township Committee shall issue cannabis licenses and fees in accordance with Chapter 334 and other applicable chapters of the Township Code.

5. Cannabis establishments shall not be protected by the Township's § 525-9 Right to Farm provisions.

6. Cannabis establishments shall not be eligible for property tax farmland assessment or State, County, or Township economic incentives, such as tax abatements, exemptions, or agreements, such as a payment in-lieu-of taxes (PILOT).

D. Site Development Standards

1. All cannabis establishment operations shall take place within a permanent building.

2. Cannabis establishments shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any odors generated inside the facility are not detectable by a person of reasonable sensitivity anywhere on adjacent property, within public rights of way, or within any other unit located within the same building as the licensed facility if the use only occupies a portion of a building.

3. Cannabis establishments shall provide for noise mitigation features designed to minimize disturbance from machinery, processing and/or packaging operations, loading, and other noise generating equipment or machinery. All licensed facilities must operate within applicable State decibel limitations.

4. Cannabis establishments shall comply with the IND District design standards in § 525-83.1.

E. Security Requirements: Each cannabis establishment shall:

1. Install, operate, and maintain a safety and security alarm system, including panic buttons, in good working order 24 hours a day, seven days a week.

2. Provide and maintain effective controls and procedures to guard against theft, tampering, and diversion of cannabis including, when appropriate, systems to protect against electronic records tampering. If an establishment becomes aware of any sort of loss, it must immediately notify the Cinnaminson Township Police Department and all other law enforcement officials required by State regulation.

3. Install, operate, and maintain security cameras covering all interior and exterior parking and loading areas, points of entry, and interior spaces which are either open to the public or used for the storage or processing of cannabis products. Footage must be maintained for the duration required under State law. Establishments must provide the Cinnaminson Township Police Department with access to security footage immediately upon request by the Department,

4. Provide and maintain at least one security guard (or more if required by the State) during all times the facility is open to the public. At a minimum, the security guard shall be a State Certified Security Officer whose certification is in good standing.

5. Keep access from outside the premises to a minimum and ensure that access is well lit and controlled and limit entry into cannabis inventory and storage areas to authorized personnel only.

6. Provide law enforcement and any residential and non-residential neighbors within 100 feet of the establishment with the name and phone number of the establishment's security staff contact to notify in case of problems.

7. Prevent loitering of non-authorized individuals to limit the risk of break-ins and thefts.

F. Nuisances

1. With respect to the legal operation of any cannabis establishment, the following is hereby declared to be an unlawful public nuisance:

    a. Odors which are disturbing to people of reasonable sensitivity who may be residing near or present on nearby property, including areas open to the public.

    b. Repeated dispatches to the property by law enforcement.

    c. Disruption to and/or obstruction of the free passage of persons and/or vehicles in the immediate vicinity of the property.
    d. Any other condition or act which may be deemed a violation of this Chapter.

G: On-Site Signage

1. Cannabis establishment on-site signage shall otherwise comply with the requirements of § 525-115 through 118 and 121.

2. No cannabis establishment shall display signage containing text and/or images intended to promote excessive consumption of legal cannabis products.

H. Off-Site Signage

1. No cannabis establishment shall place or cause to be placed any off-site advertising signage in a Prohibited Area within the Township of Cinnaminson, as defined by this Section, which advertises the establishment and/or directs the public toward the establishment and/or promotes consumption of cannabis products.

2. No advertising signage shall be placed in a Prohibited Area within the Township of Cinnaminson, as defined by this Section, advertising and/or directing patrons to any State licensed cannabis establishment operation, and/or promoting consumption of cannabis products.

3. As used within this Section, a "Prohibited Area" includes:

    a. Any park, planned unit development, residential, or wildlife preserve zoning district delineated on the Township's official Zoning Map.

    b. Any area within 1,000' of a school, place of religious worship, park, daycare, drug rehabilitation center, or similar facility, regardless of its zoning district delineated on the Township's official Zoning Map.

    c. Any area in which, under State and/or Federal law, the sale of intoxicating beverages is prohibited based upon its proximity to a school, place of religious worship, park, daycare, drug rehabilitation center, or similar facility.

I. Cannabis Consumption

1. Public consumption of cannabis, including that prescribed by a licensed clinician in accordance with State regulation, is not permitted unless ingested at a state and locally licensed consumption area. The consumption of cannabis items through smoking, vaping, or aerosolizing is prohibited in all places where tobacco smoking is prohibited under the NJ Smoke-Free Air Act, and any indoor public place as that term is defined in N.J.S.A. 26:3D-57, such as bars, restaurants, and sport venues.

2. It shall be unlawful for any person 21 years of age or older to consume cannabis through other means, (i.e., edibles) in a public place, including any indoor public place as the term is defined in N.J.S.A. 26:3D-57.

J. Violations; penalties; and remedies

1. This section shall be enforced in accordance with § 525-162 and 163.

2. Each day a cannabis establishment remains or continues to operate in violation of this Chapter shall constitute a separate violation, subject to cumulative fines and penalties.

3. Any person or entity violating this Chapter shall be subject to the maximum fines and penalties as provided by N.J.S.A. 40:49-5 and any subsequent amendments to that statute.

SECTION 3: All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

SECTION 4: If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provisions, and such holding shall not affect the validity of the remaining portions hereof.

SECTION 5: This Ordinance shall take effect after second reading and publication as required by law.

Attest:

Lisa A Passione

LISA A. PASSIONE, RMC

Township of Cinnaminson

MAYOR ALBERT SEGREST

CERTIFICATION

I, Lisa A. Passione, RMC, Clerk of the Township of Cinnaminson, County of Burlington, do hereby certify that the foregoing Ordinance was introduced at the meeting of the Township of Cinnaminson held on June 21, 2021 and thereafter duly advertised in the legal newspaper of the Township at least ten (10) days prior to it being considered for final passage and adoption at a subsequent meeting held on July 19, 2021, at which time any person interested therein was given an opportunity to be heard.

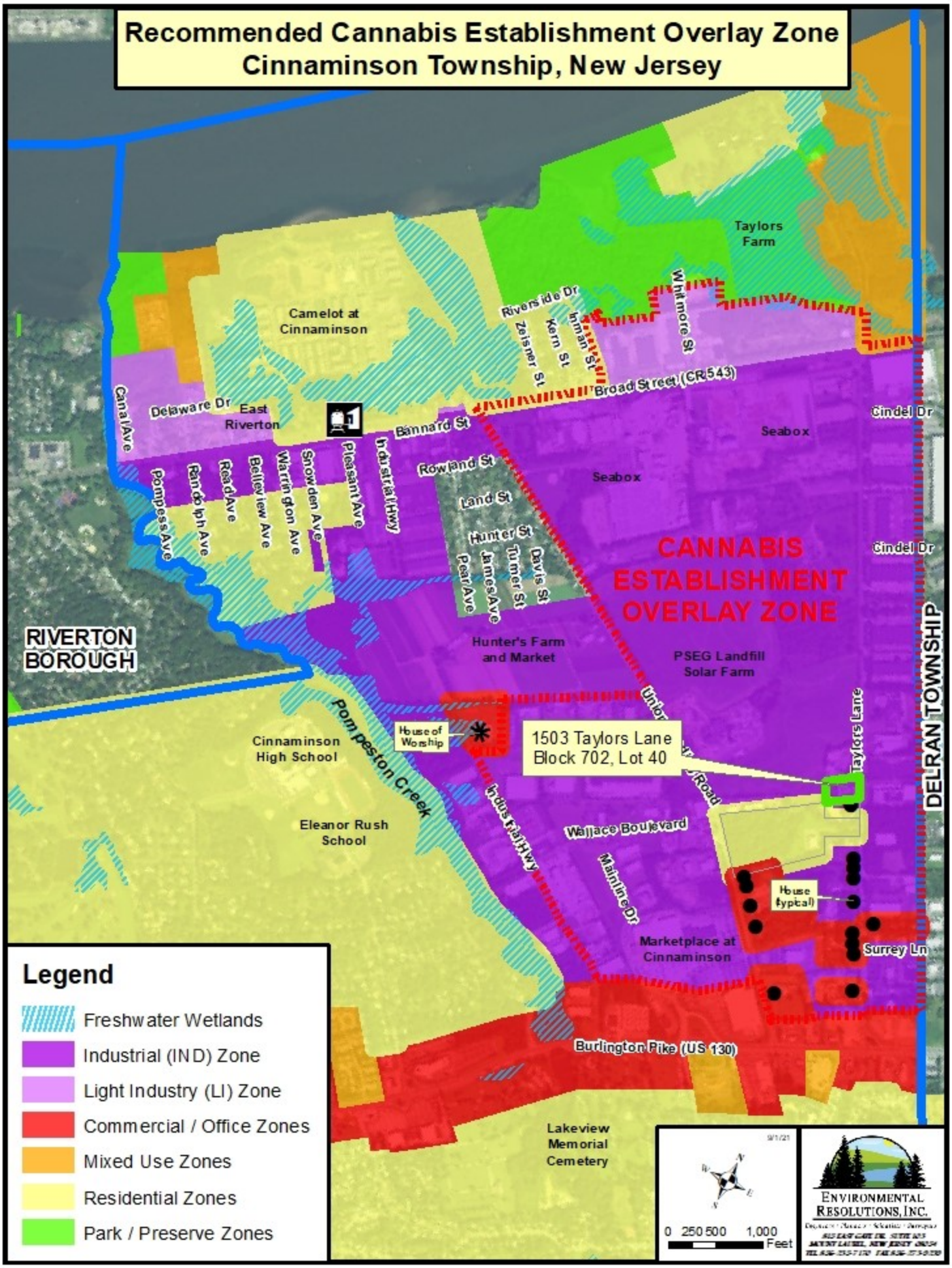
Lisa A Passione

LISA A. PASSIONE, RMC
Township Clerk

Block	Lot	Property Location	Zone	Existing Use	Acreage
201	1.01	16/18 Taylors Lane	LI	Farm	21.65
201	1.02	599 Taylors Lane	LI	Commercial	1.07
201	7	2701 Broad Street	LI	Commercial	1.21
201	8	2703 Broad Street	LI	Industrial	1.22
201	9	510 Whitmore Street	LI	Industrial	2.08
202	1	2605-07 Broad Street	LI	Industrial	4.17
202	2	2609-11 Broad Street	LI	Industrial	4.36
202	5	2615 River Road	LI	Industrial	4.79
301	1	424-426 Inman Street	LI	Commercial	0.27
302	1	500 Inman Street	LI	Vacant	0.42
302	2	2601 Broad Street	LI	Industrial	1.69
610	1	1000 Union Landing Road	IND	Industrial	6.21
610	2.01	Union Landing Road	IND	Industrial	6.44
610	2.02	1 Sea Box Drive	IND	Industrial	50.95
610	2.03	602 Union Landing Road	IND	Industrial	7.25
610	3.01	985 Taylors Lane	IND	Vacant	82.15
610	3.02	1001 Taylors Lane	IND	Commercial	13.00
611	1.01	Taylors Lane	IND	Industrial	5.48
611	1.02	1200 Taylors Lane	IND	Industrial	13.57
611.01	1	Taylors Lane	IND	Industrial	4.91
611.01	2	2701 Cindel Drive	IND	Industrial	2.98
611.01	3	1000 Taylors Lane	IND	Industrial	10.69
611.02	1	Taylors Lane	IND	Industrial	8.12
701	1	1300 Taylors Lane	IND	Industrial	5.65
701	4	1350 Taylors Lane	IND	Industrial	3.16
701	5	1400 Taylors Lane	IND	Industrial	3.50
701	6	1450 Taylors Lane	IND	Commercial	4.00
701	11	Taylors Lane	IND	Vacant	2.64
701	13.01	1600 Taylors Lane	IND	Industrial	2.63
701	13.02	1604 Taylors Lane	IND	Vacant	1.97
701	14	1608 Taylors Lane	IND	Vacant	1.71
701	15	1700/02 Taylors Lane	IND	Industrial	2.89
701	17	1704/1800 Taylors Lane	IND	Industrial	3.95
701	20	1800 Taylors Lane	IND	Dwelling	1.32
701	24.01	1 Surry Lane	IND	Commercial	0.57
701	24.03	3 Surry Lane	IND	Commercial	1.14
701	24.07	1808 Taylors Lane	IND	Commercial	0.99
702	1	1505 Taylors Lane	IND	Dwelling	1.53
702	3	1603 Taylors Lane	IND	Commercial	0.85
702	4	1605 Taylors Lane	IND	Commercial	0.85
702	5	1607 Taylors Lane	IND	Dwelling	0.85
702	6	1609 Taylors Lane	IND	Dwelling	0.85
702	7	1701 Taylors Lane	IND	Dwelling	0.85
702	8	1703 Taylors Lane	IND	Commercial	0.85
702	9	1705 Taylors Lane	IND	Dwelling	1.70
702	10.01	2603 Route 130	IND	Commercial	0.65
702	10.02	1707 Taylors Lane	IND	Commercial	2.37
702	10.03	1704 Union Landing Road	IND	Commercial	6.15
702	11	1801 Taylors Lane	IND	Commercial	0.85
702	12	1803 Taylors Lane	IND	Dwelling	0.85
702	13	1805 Taylors Lane	IND	Dwelling	0.85

Block	Lot	Property Location	Zone	Existing Use	Acreage
702	14	1807 Taylors Lane	IND	Dwelling	0.85
702	15	1809 Taylors Lane	IND	Vacant	0.85
702	16	1903 Taylors Lane	IND	Commercial	3.72
702	17	1905 Taylors Lane	IND	Dwelling	0.85
702	18	1907 Taylors Lane	IND	Commercial	0.85
702	19	1909 Taylors Lane	IND	Commercial	0.85
702	24	1900 Union Landing Road	IND	Dwelling	4.56
702	25	1850 Union Landing Road	IND	Industrial	6.85
702	26	1800 Union Landing Road	IND	Dwelling	4.81
702	27	1708 Union Landing Road	IND	Dwelling	0.40
702	28	1700 Union Landing Road	IND	Dwelling	1.02
702	29	1618 Union Landing Road	IND	Dwelling	1.02
702	30	1400 Union Landing Road	IND	Industrial	2.44
702	31	1501 Taylors Lane	IND	Industrial	3.05
702	32	1300 Union Landing Road	IND	Industrial	8.98
702	33	1300 Union Landing Road	IND	Vacant	4.74
702	34	1601 Taylors Lane	IND	Landfill	97.75
702	36	1002 Union Landing Road	IND	Commercial	0.63
702	37	1000 Union Landing Road	IND	Industrial	3.31
702	38	1004 Union Landing Road	IND	Industrial	2.98
702	39	1 Sea Box Drive	IND	Vacant	0.62
702	40	1503 Taylors Lane	IND	Industrial	1.93
703	24.02	2 Surry Lane	IND	Commercial	1.81
703	24.06	4 Surry Lane	IND	Industrial	1.00
703	24.09-26	1902 Taylors Lane	IND	Commercial	1.52
703	27	Taylors Lane	IND	Fire Co. #2	1.32
703	28	1906 Taylors Lane	IND	NJ Am Water	1.21
802	2	2305 Garry Road	IND	Industrial	2.81
802	3	2303 Garry Road	IND	Industrial	3.93
802	4	2301 Garry Road	IND	Industrial	5.06
802	6	2203 Garry Road	IND	Industrial	3.68
802	7	2201 Garry Road	IND	Industrial	5.87
803	1	1401 Union Landing Road	IND	Industrial	1.31
803	3	2311 Wallace Boulevard	IND	Vacant	0.55
803	4	2309 Wallace Boulevard	IND	Vacant	0.55
803	5	2307 Wallace Boulevard	IND	Commercial	0.55
803	6	2303 Wallace Boulevard	IND	Industrial	0.65
803	7	2303 Wallace Boulevard	IND	Industrial	0.78
803	8	Wallace Boulevard	IND	Vacant	0.70
803	9	1303 Union Landing Road	IND	Vacant	2.11
803	10.01	1301 Union Landing Road	IND	Industrial	1.08
803	10.02	1303 Union Landing Road	IND	Industrial	0.74
803	11-13	2304 Garry Road	IND	Industrial	7.29
803	14	2304 Garry Road	IND	Vacant	3.34
803	15	2200 Garry Road	IND	Industrial	4.14
803	17	2100 Garry Road	IND	Industrial	4.40
803	18	1302 Industrial Highway	IND	Vacant	2.70
803	19-20	1402 Industrial Highway	IND	Industrial	3.44
803	21	1404 Industrial Highway	IND	Industrial	1.83
803	22	2101 Wallace Boulevard	IND	Vacant	1.72
803	23	1503 Wallace Boulevard	IND	Vacant	1.11

Block	Lot	Property Location	Zone	Existing Use	Acreage
803	24	2105 Wallace Boulevard	IND	Vacant	1.00
803	25	2201 Wallace Boulevard	IND	Industrial	1.00
803	26	2203 Wallace Boulevard	IND	Vacant	1.00
803	27	2205 Wallace Boulevard	IND	Vacant	1.00
804	1	1501 Union Landing Road	IND	Industrial	0.89
804	2.01	Union Landing Road	IND	Commercial	1.96
804	5	2306 Wallace Boulevard	IND	Industrial	1.39
804	7	Wallace Boulevard	IND	Vacant	0.91
804	8	Wallace Boulevard	IND	Vacant	0.64
804	10	2301 Route 130	IND	Commercial	25.68
804	13.02	Union Landing Road	IND	Vacant Twp	4.99
804	14	Union Landing Road	IND	Vacant Twp	5.53
804	15	2202 Wallace Boulevard	IND	Industrial	1.04
804	16	2200 Wallace Boulevard	IND	Vacant	0.82
804	17	1500 Mainline Drive	IND	Commercial	1.00
804	18	1502 Mainline Drive	IND	Vacant	1.00
804	19-20	1504 Mainline Drive	IND	Industrial	2.00
804	27	1505 Mainline Drive	IND	Vacant	1.00
804	28	1503 Mainline Drive	IND	Vacant	1.00
804	29	1501 Mainline Drive	IND	Vacant	1.00
804	30	2102 Wallace Boulevard	IND	Vacant	1.10
804	31	2100 Wallace Boulevard	IND	Vacant	1.00
805	3	1702 Industrial Highway	IND	Commercial	3.08
805	4	1700 Industrial Highway	IND	Industrial	1.56
805	5	1604 Industrial Highway	IND	Industrial	1.72
805	6	1500/1600 Industrial Highway	IND	Industrial	7.32


Recommended Cannabis Establishment Overlay Zone
Cinnaminson Township, New Jersey
Taylors Farm
Camelot at Cinnaminson
Riverside Dr
Zeisner St
Kern St
Inman St
Whitmore St
Broad Street (CR 543)
Canal Ave
Delaware Dr
East Riverton
Bannard St
Cindel Dr
Seabox
Rowland St
Land St
Hunter St
James Ave
Turner St
Davis St
Pear Ave
Pleasant Ave
Industrial Hwy
Snowden Ave
Warrington Ave
Belleview Ave
Read Ave
Randolph Ave
Pompess Ave
CANNABIS ESTABLISHMENT OVERLAY ZONE
RIVERTON BOROUGH
DELRAN TOWNSHIP
Hunter's Farm and Market
PSEG Landfill Solar Farm
Union Road
Taylors Lane
House of Worship
1503 Taylors Lane
Block 702, Lot 40
Cinnaminson High School
Pompeston Creek
Eleanor Rush School
Wallace Boulevard
Mainline Dr
House (typical)
Surrey Ln
Marketplace at Cinnaminson
Burlington Pike (US 130)
Lakeview Memorial Cemetery
Legend
Freshwater Wetlands
Industrial (IND) Zone
Light Industry (LI) Zone
Commercial / Office Zones
Mixed Use Zones
Residential Zones
Park / Preserve Zones
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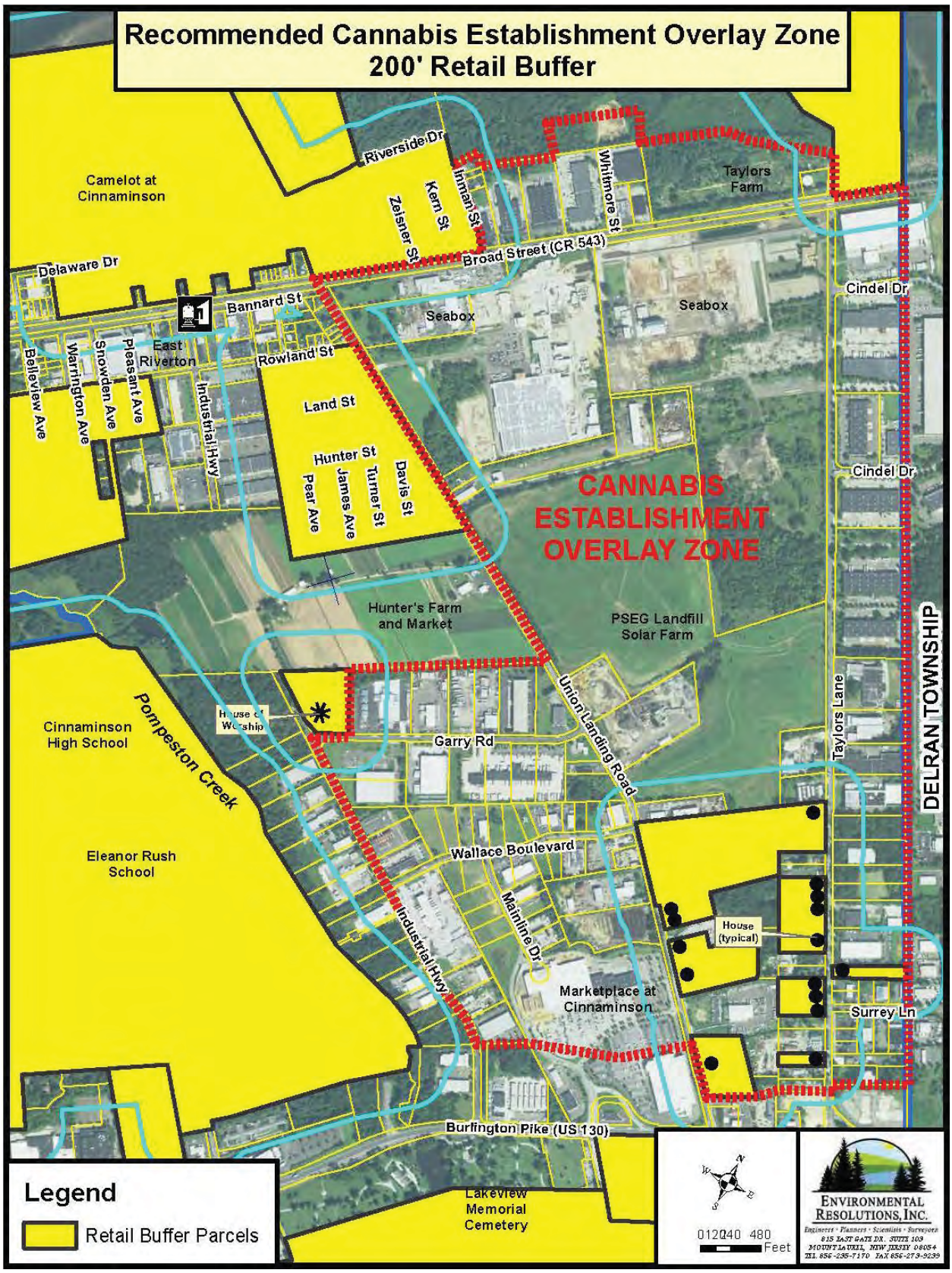
Feet
9/1/21
Environmental Resolutions, Inc.


Recommended Cannabis Establishment Overlay Zone
200' Retail Buffer
CANNABIS ESTABLISHMENT OVERLAY ZONE
Camelot at Cinnaminson
Riverside Dr
Zeisner St
Kern St
Inman St
Whitmore St
Taylors Farm
Broad Street (CR 543)
Delaware Dr
Bannard St
Seabox
Seabox
Cindel Dr
East Riverton
Rowland St
Land St
Hunter St
Pear Ave
James Ave
Turner St
Davis St
Industrial Hwy
Belleview Ave
Warrington Ave
Snowden Ave
Pleasant Ave
Hunter's Farm and Market
PSEG Landfill Solar Farm
Union Landing Road
Taylors Lane
DELRAN TOWNSHIP
Cinnaminson High School
Pompeston Creek
Garry Rd
Eleanor Rush School
Wallace Boulevard
Mainline Dr
House (typical)
Marketplace at Cinnaminson
Surrey Ln
Burlington Pike (US 130)
Lakeview Memorial Cemetery
Legend
Retail Buffer Parcels
0 120 240 480
Feet
ENVIRONMENTAL RESOLUTIONS, INC.