

TOWNSHIP OF HAMILTON

ORDINANCE #2054-2023

AN ORDINANCE TO AMEND ORDINANCE #1963-2021, ENTITLED ‘ORDINANCE OF THE TOWNSHIP OF HAMILTON ADOPTING AN AMENDMENT TO THE REDEVELOPMENT PLAN FOR THE ENTIRETY OF THE TOWNSHIP OF HAMILTON, COUNTY OF ATLANTIC, STATE OF NEW JERSEY, TO PERMIT CANNABIS ESTABLISHMENTS, DISTRIBUTORS AND DELIVERY SERVICES’, AS AMENDED BY ORDINANCE #1989-2022 AND ORDINANCE #2023-2022 AND TO ESTABLISH REDEVELOPMENT PROJECT REVIEW PROCESSES

WHEREAS, Ordinance #1963-2021, which amended and replaced Section VI entitled ‘Proposed Land Uses and Building Requirements’ of the Redevelopment Plan, was adopted by the Township Committee on August 2, 2021; and

WHEREAS, in response to comments from the New Jersey Pinelands Commission staff, Ordinance # 1963-2021 was amended on June 6, 2022 by Ordinance #1989-2022 and on December 19, 2022 by Ordinance # 2023-2022; and

WHEREAS, the Township Committee has determined that it is appropriate to codify the processes to be followed for the review and consideration of redevelopment projects and adult use recreational use cannabis projects; and,

WHEREAS, Township Committee has also determined that the total number of Adult Use Recreational Cannabis licenses available in the Township should be reduced.

NOW, THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Hamilton, County of Atlantic, State of New Jersey, that Ordinance #1963-2021 shall be amended as follows:

Section 1. Ordinance #1963-2021 is amended to read as follows:

Section VI. Proposed Land Uses and Building Requirements

A. General

The existing use, bulk, design, and performance standards, and all other standards, as currently set forth in the Township’s Development Regulations and Zoning Ordinances, and any duly adopted Redevelopment Plan, shall apply to the Rehabilitation Area. The following conditional uses, restrictions and special requirements shall be applicable within the designated Zoning Districts, in addition to the underlying existing zoning, only to an applicant, property owner, developer or redeveloper that has an executed Redevelopment Agreement with the Township. An executed Redevelopment Agreement with the Township shall be required (as a checklist item) as a part of an application submission for site plan approval to the Township Planning Board or as part of any other application for land use approvals utilizing zoning under this amendment. Applicants shall be required to follow the Redevelopment Review Procedures established by the Township Committee that is appropriate for the project, either the ‘Township of Hamilton Redevelopment Process’ for non-cannabis projects, Appendix A. or the ‘Township of Hamilton Cannabis Redevelopment Process’ for proposed cannabis projects, Appendix B

B. Adult Use Recreational Cannabis Uses

1. Definitions

The definitions set forth in the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-1 *et seq.* (the ‘Act’), are incorporated herein and the relevant terms shall have the same meaning and definition as set forth in the Act.

2. Classification and Number of Local Adult Use Recreational Cannabis Licenses

Hamilton Township may issue the following Local Adult Use Recreational Cannabis Licenses (Cannabis License) subject to State licensure and compliance with the applicable provisions of subsection A.3. below:

License Class	Maximum Number of Licenses
Class 1 – Cannabis Cultivator license	5
Class 2 – Cannabis Manufacturer license	3
Class 3 – Cannabis Wholesaler license	1
Class 4 – Cannabis Distributor license	1
Class 5 – Cannabis Retailer license	3
Class 6 – Cannabis Delivery license	1

3. Zoning requirements

The following zones shall have the following conditional uses, restrictions, and special requirements:

Agricultural (AG)

A. Permitted conditional uses shall be:

1. Class 1 (cultivation) and Class 2 (manufacturing) Cannabis facilities, subject to the special requirements set forth in Section B below. Only Vertically Integrated Licensees may operate more than one (1) Class of Cannabis business within a single structure. For all other licensees, no more than one (1) licensee may operate out of a single structure.

B. The permitted conditional uses shall be subject to the following special requirements of the AG district:

1. No Class 1 Cannabis cultivator shall be located within 500 feet of any other licensed cannabis marketplace class.
2. No Class 1 or Class 2 Cannabis facility shall be located within 1000 feet of an existing school, school facility, park and/or recreational facility, church, synagogue, temple, or other place used exclusively for religious worship. Measurement of distance shall be from property line to property line.
3. All facilities shall be located within enclosed heated and air-conditioned buildings and shall not be permitted in greenhouses, hoop houses, or outdoors.
4. All Cannabis facilities shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any level of odor emanating from the facility will be monitored by the Township in event driven and/or scheduled events using a field olfactometer as prescribed by Environmental and Olfactory Industry Best Practices within 250 feet of the facility, anywhere on an 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. Environmental and Olfactory Industry Best Practices quantitatively provide the level of odor for the "Nuisance Odor" datapoint for the Township. The Township will establish compliance limits by measuring the odor emanating from the facility and comparing it to the device's recognition threshold. The Township will utilize emerging and current best practice technologies to detect different thresholds and measure odors in a non-subjective way.

Odor from the facility shall be monitored quarterly and on an event driven basis (e.g. odor complaint) at the discretion of the Township by a licensed, qualified contractor chosen by the Township at a cost that shall be paid for by the licensed business. Cannabis licensees who are found in violation of this Section shall have up to forty-eight (48) hours to bring the facility into compliance. If after such time to cure, the licensee remains in violation of this Section, it may be subject to a ten-day license suspension.

5. To the extent not already required by the licensed business's State license, all sites must be equipped with security cameras covering all 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.
6. Off-street parking shall be provided in accordance with the Hamilton Township Zoning Ordinance.
7. Class 1 Cannabis facilities shall only be permitted to engage in activities that are consistent with the definitions of "Agricultural or Horticultural Purpose or Use" and "Agricultural Products Processing Facility" provided in Chapter 233 of the Township Code.
8. Class 2 Cannabis facilities shall only be permitted to engage in activities that are consistent with the definition of "Agricultural Product Processing Facility" provided in Chapter 233 of the Township Code.

Forest Areas (FA-10, FA-25, FA-70)

A. Permitted conditional uses shall be:

1. Class 1 (cultivation) Cannabis facilities, subject to the special requirements set forth in Section B below.

B. The permitted conditional uses shall be subject to the following special requirements of the Forest Areas districts (FA-10, FA-25, FA-70):

1. No Class 1 Cannabis cultivator shall be located within 500 feet of any other licensed cannabis marketplace class.
2. No Class 1 Cannabis cultivator shall be located within 1000 feet of an existing school, school facility, park and/or recreational facility, church, synagogue, temple, or other place used exclusively for religious worship. Measurement of distance shall be from property line to property line.
3. All facilities shall be located within enclosed heated and air-conditioned buildings and shall not be permitted in greenhouses, hoop houses, or outdoors.
4. All Cannabis facilities shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any level of odor emanating from the facility will be monitored by the Township in event driven and/or scheduled events using a field olfactometer as prescribed by Environmental and Olfactory Industry Best Practices within 250 feet of the facility, anywhere on an 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. Environmental and Olfactory Industry Best Practices quantitatively provide the level of odor for the "Nuisance Odor" datapoint for the Township. The Township will establish compliance limits by measuring the odor emanating from the facility and comparing it to the device's recognition threshold. The Township will utilize emerging and current best practice technologies to detect different thresholds and measure odors in a non-subjective way.

Odor from the facility shall be monitored quarterly and on an event driven basis (e.g. odor complaint) at the discretion of the Township by a licensed, qualified contractor chosen by the Township at a cost that shall be paid for by the licensed business. Cannabis licensees who are found in violation of this Section shall have up to forty-eight (48) hours to bring the facility into compliance. If after such time to cure, the licensee remains in violation of this Section, it may be subject to a ten-day license suspension.

5. To the extent not already required by the licensed business's State license, all sites must be equipped with security cameras covering all 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.

6. Off-street parking shall be provided in accordance with the Hamilton Township Zoning Ordinance.
7. Class 1 Cannabis facilities shall only be permitted to engage in activities that are consistent with the definition of “Agricultural or Horticultural Purpose or Use” provided in Chapter 233 of the Township Code.

Rural Development (RD-1, RD-2.5, RD-4, RD-5, RD-20)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the RD-1, RD-2.5, RD-4, RD-5, and RD-20 (Rural Development) districts.

Residential (R-22, R-9)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the R-22 (Residential) district and the R-9 (Residential) district.

Growth Area — Intensive (GA-I)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the GA-I (Growth Area – Intensive) district.

Growth Area — Moderate (GA-M)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the GA-M (Growth Area - Moderate) district.

Growth Area — Low (GA-L)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the GA-L (Growth Area - Low) district.

Recreational Commercial (RC)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the RC (Recreational Commercial) district.

Design Commercial (DC)

A. Permitted conditional uses shall be:

1. All licensed cannabis businesses, Class 1 (Cultivator), Class 2 (Manufacturer), Class 5 (Cannabis Retailer) and Class 6 (Cannabis Delivery), subject to the special requirements set forth in Section B below. Only Vertically Integrated Licensees may operate more than one (1) Class of Cannabis business within a single structure. For all other licensees, no more than one (1) licensee may operate out of a single structure.

B. The permitted conditional uses shall be subject to the following special requirements of the Design Commercial district (DC):

1. Licensed cannabis businesses in the DC (Design Commercial) district shall only be permitted on lots with frontage on the Black Horse Pike.
2. No Class 5 Cannabis retailers shall be located within 500 feet of any other licensed cannabis marketplace class and such Class 5 Cannabis retailer shall be located within a standalone structure.
3. The hours of operation for Class 5 cannabis retailers in the permitted area(s) shall be 9 am to 9 pm, Monday through Sunday.
4. No cannabis establishment, Class 1 Cultivator, Class 2 Manufacturer or Class 6 Cannabis Delivery service business shall be located within 1000 feet of an existing school, school facility, park and/or recreational facility, church, synagogue, temple, or other place used exclusively for religious worship. No Class 5 Cannabis Retailer shall be located within 2500 feet of an existing school or school facility or within 1000 feet of an existing park and/or recreational facility, church, synagogue, temple, or other place used exclusively for religious worship. Measurement of distances shall be from property line to property line.
5. All facilities shall be located within enclosed heated and air-conditioned buildings and shall not be permitted in greenhouses, hoop houses, or outdoors.
6. Drive-through facilities are prohibited.
7. All Cannabis facilities shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any level of odor emanating from the facility will be monitored by the Township in event driven and/or scheduled events using a field olfactometer as prescribed by Environmental and Olfactory Industry Best Practices within 250 feet of the facility, anywhere on an 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. Environmental and Olfactory Industry Best Practices quantitatively provide the level of odor for the "Nuisance Odor" datapoint for the Township. The Township will establish compliance limits by measuring the odor emanating from the facility and comparing it to the device's recognition threshold. The Township will utilize emerging and current best practice technologies to detect different thresholds and measure odors in a non-subjective way.

Odor from the facility shall be monitored quarterly and on an event driven basis (e.g. odor complaint) at the discretion of the Township by a licensed, qualified contractor chosen by the Township at a cost that shall be paid for by the licensed business. Cannabis licensees who are found in violation of this Section shall have up to forty-eight (48) hours to bring the facility into compliance. If after such time to cure, the licensee remains in violation of this Section, it may be subject to a ten-day license suspension.

8. To the extent not already required by the licensed business's State license, all sites must be equipped with security cameras covering all 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 and stored for thirty (30) days.
9. Off-street parking shall be provided in accordance with the Hamilton Township Zoning Ordinance.

Highway Commercial (HC)

A. Permitted conditional uses shall be:

1. Within the Regional and Rural Development Area portion of the HC Zone, all licensed cannabis businesses, Class 1 (Cultivator), Class 2 (Manufacturer), Class 5 (Cannabis Retailer) and Class 6 (Cannabis Delivery), subject to the special requirements set forth in Section B below. Only Vertically Integrated Licensees may operate more than one (1) Class of Cannabis business within a single structure. For all other licensees, no more than one (1) licensee may operate out of a single structure.
2. Within the Forest Area portion of the HC Zone, all licensed cannabis businesses, Class 1 (Cultivator), Class 5 (Cannabis Retailer) and Class 6 (Cannabis Delivery), subject to the special requirements set forth in Section B below. Only Vertically Integrated Licensees may operate more than one (1) Class of Cannabis business within a single structure. For all other licensees, no more than one (1) licensee may operate out of a single structure.

B. The permitted conditional uses shall be subject to the following special requirements of the Highway Commercial district (HC):

1. Licensed cannabis businesses in the HC (Highway Commercial) district shall only be permitted on lots with frontage on the Black Horse Pike.
2. No Class 5 Cannabis retailer shall be located within 500 feet of any other licensed cannabis marketplace class and such Class 5 Cannabis retailer shall be located within a standalone structure.
3. The hours of operation for Class 5 cannabis retailers in the permitted area(s) shall be 9 am to 9 pm, Monday through Sunday.
4. No Cannabis establishment, Class 5 Cannabis Retailer shall be located within 2500 feet of an existing school or school facility or within 1000 feet of an existing park and/or recreational facility, church, synagogue, temple, or other place used exclusively for religious worship. No Class 6 Cannabis Delivery services business shall be located within 1000 feet of an existing school, school facility, park and/or recreational facility, church, synagogue, temple, or other place used exclusively for religious worship. Measurement of distance shall be from property line to property line.
5. All facilities shall be located within enclosed heated and air-conditioned buildings and shall not be permitted in greenhouses, hoop houses, or outdoors.
6. Drive-through facilities are prohibited.

7. All Cannabis facilities shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any level of odor emanating from the facility will be monitored by the Township in event driven and/or scheduled events using a field olfactometer as prescribed by Environmental and Olfactory Industry Best Practices within 250 feet of the facility, anywhere on an 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. Environmental and Olfactory Industry Best Practices quantitatively provide the level of odor for the "Nuisance Odor" datapoint for the Township. The Township will establish compliance limits by measuring the odor emanating from the facility and comparing it to the device's recognition threshold. The Township will utilize emerging and current best practice technologies to detect different thresholds and measure odors in a non-subjective way.

Odor from the facility shall be monitored quarterly and on an event driven basis (e.g. odor complaint) at the discretion of the Township by a licensed, qualified contractor chosen by the Township at a cost that shall be paid for by the licensed business. Cannabis licensees who are found in violation of this Section shall have up to forty-eight (48) hours to bring the facility into compliance. If after such time to cure, the licensee remains in violation of this Section, it may be subject to a ten-day license suspension.

8. To the extent not already required by the licensed business's State license, all sites must be equipped with security cameras covering all 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 and stored for thirty (30) days.)
9. Off-street parking shall be provided in accordance with the Hamilton Township Zoning Ordinance.
10. Within the Forest Area portion of the HC Zone, Class 1 (Cultivation) Cannabis facilities shall only be permitted to engage in activities that are consistent with the definitions of "Agriculture or Horticulture Purpose or Use" provided in Chapter 233 of the Township Code.

Neighborhood Commercial (NC)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the NC (Neighborhood Commercial) district.

General Commercial (GC)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the GC (General Commercial) district.

Existing Commercial (EC)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the EC (Existing Commercial) district.

Planned Commercial Development (PCD)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the PCD (Planned Commercial Development) district.

Industrial Business Park (IBP)

A. Permitted conditional uses shall be:

1. The following classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services including Class 1 Cannabis cultivators, Class 2 Cannabis manufacturers, Class 3 Cannabis wholesalers, Class 4 Cannabis distributors and Class 6 Cannabis delivery service, subject to the special requirements set forth in Section B below. Only Vertically Integrated Licensees may operate more than one (1) Class of Cannabis business within a single structure. For all other licensees, no more than one (1) licensee may operate out of a single structure.

B. The permitted conditional uses shall be subject to the following special requirements:

1. [Deleted]
2. [Deleted]
3. No business, except for those businesses and properties with existing cannabis endorsements on the date of adoption of this ordinance and listed in Appendix C, shall be located within 1000 feet of an existing school, school facility, park, and/or recreational facility, church, synagogue, temple, or other place used exclusively for religious worship. Measurement of distance shall be from property line to property line,
4. All facilities shall be located within enclosed heated and air-conditioned buildings and shall not be permitted in greenhouses, hoop houses, or outdoors.
5. [Deleted].
6. All Cannabis facilities shall provide an air treatment system with sufficient odor absorbing ventilation and exhaust systems such that any level of odor emanating from the facility will be monitored by the Township in event driven and/or scheduled events using a field olfactometer as prescribed by Environmental and Olfactory Industry Best Practices within 250 feet of the facility, anywhere on an 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. Environmental and Olfactory Industry Best Practices quantitatively provide the level of odor for the "Nuisance Odor" datapoint for the Township. The Township will establish compliance limits by measuring the odor emanating from the facility and comparing it to the device's recognition threshold. The Township will utilize emerging and current best practice technologies to detect different thresholds and measure odors in a non-subjective way.

Odor from the facility shall be monitored quarterly and on an event driven basis (e.g. odor complaint) at the discretion of the Township by a licensed, qualified contractor chosen by the Township at a cost that shall be paid for by the licensed business. Cannabis licensees who are found in violation of this Section shall have up to forty-eight (48) hours to bring the facility into compliance. If after such time to cure, the licensee remains in violation of this Section, it may be subject to a ten-day license suspension.

7. To the extent not already required by the licensed business's State license, all sites must be equipped with security cameras covering all 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 and stored for thirty (30) days.
8. Off-street parking shall be provided in accordance with the Hamilton Township Zoning Ordinance, as deemed sufficient by the members and professionals of the Township Planning Board and/or Zoning Board.

Planned Adult Community (PAC)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the PAC (Planned Adult Community) district.

Federal Aviation Administration Technical Center (FAATC)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the FAATC (Federal Aviation Administration Technical Center) district.

Village Commercial (VC)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the VC (Village Commercial) district.

Planned Village Development (PVD)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the PVD (Planned Village Development) district.

Old Harding Highway Redevelopment Area (OHHRA)

A. Prohibited Uses:

1. All classes of Cannabis establishments, Cannabis distributors, or Cannabis delivery services, including Class 1, Cannabis cultivators, Class 2, Cannabis manufacturers, Class 3, Cannabis wholesalers and Class 4, Cannabis distributors, Class 5 Cannabis retailers, and Class 6 Cannabis delivery service, shall be prohibited uses in the OHHRA (Old Harding Highway Redevelopment Area) district.

Unless otherwise specified above, all uses requiring a Class 1 Cannabis Cultivator license, Class 2 Cannabis Manufacturer license, Class 3 Cannabis Wholesaler license, Class 4 Cannabis Distributor license, Class 5 Cannabis Retailer license or Class 6 Delivery license shall be prohibited within the Township of Hamilton.

It is intended and expressly understood that with respect to any issue of relevant land use and building requirements not specifically addressed in this Redevelopment Plan, those issues are subject to the Zoning and Land Development Ordinances and all other ordinances and regulations of the Township of Hamilton not contravened in this Redevelopment Plan. All development enabled by this Redevelopment Plan within the Pinelands Area portion of Hamilton Township shall meet the minimum environmental requirements of the Pinelands Comprehensive Management Plan (N.J.A.C. 7:50-1.1 et seq).

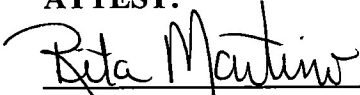
SECTION 2. Severability and Effectiveness Clause. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, invalid or unenforceable by a court of competent jurisdiction, such decision shall not affect the remaining portions of this Ordinance.

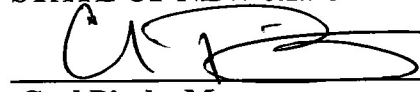
SECTION 3. Any Ordinance inconsistent with the terms of this Ordinance is hereby repealed to the extent of such inconsistency.

SECTION 4. Effective date. This Ordinance shall take effect immediately upon final passage and publication as provided by in law.

**TOWNSHIP COMMITTEE OF THE
TOWNSHIP OF HAMILTON,
COUNTY OF ATLANTIC and
STATE OF NEW JERSEY**

ATTEST:

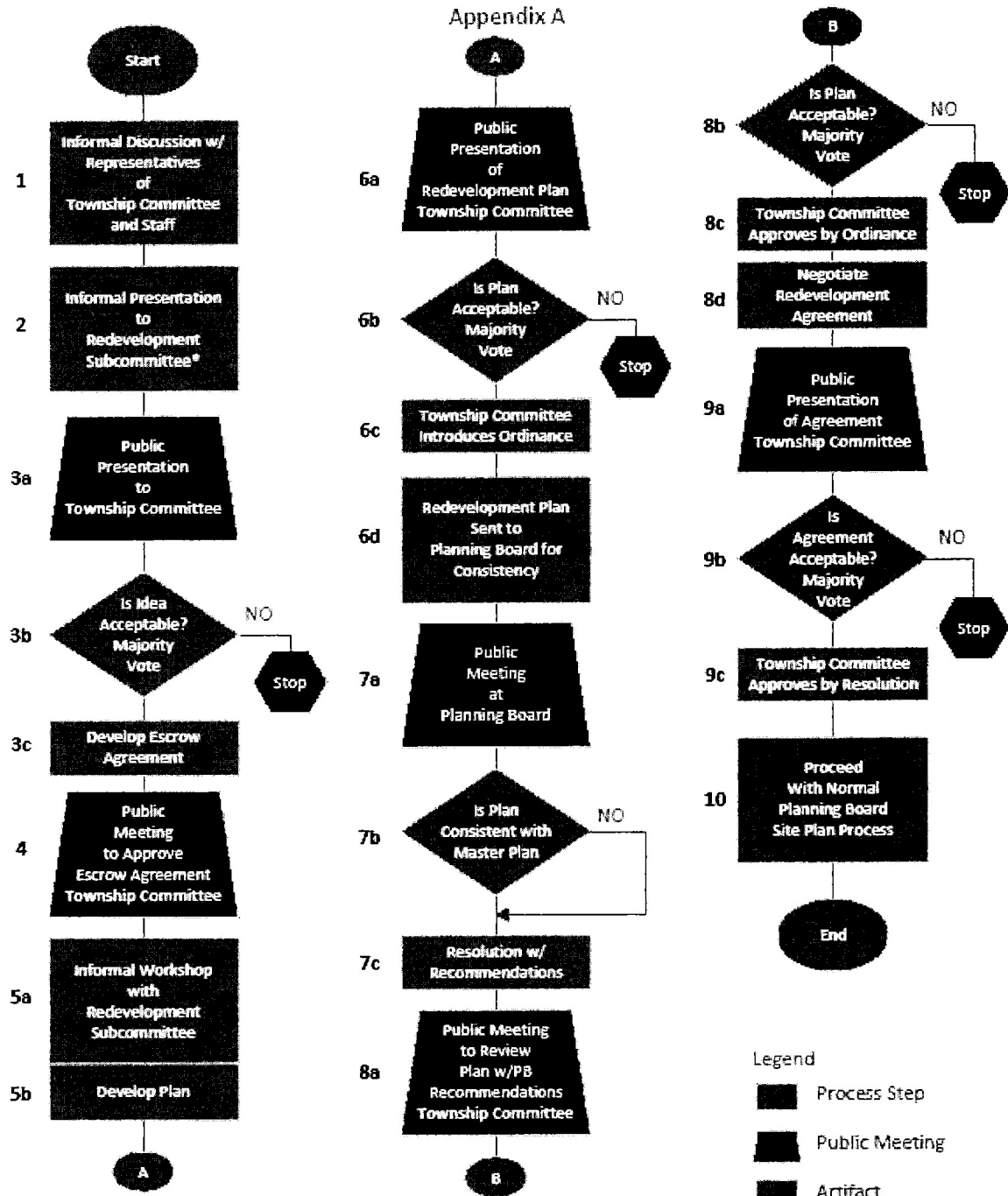

 Rita Martino, RMC, CMR
 Township Clerk


 Carl Pitale, Mayor

COMMITTEE MEMBER	MOTION	YES	NO	ABSTAIN	RECUSE
CHEEK					X
LAWS	2	X			
LINK			X		
WITHERSPOON	1	X			
MAYOR PITALE		X			

FIRST READING AND INTRODUCTION: November 13, 2023
 FINAL READING AND ADOPTION: December 18, 2023

Twp of Hamilton Redevelopment Process

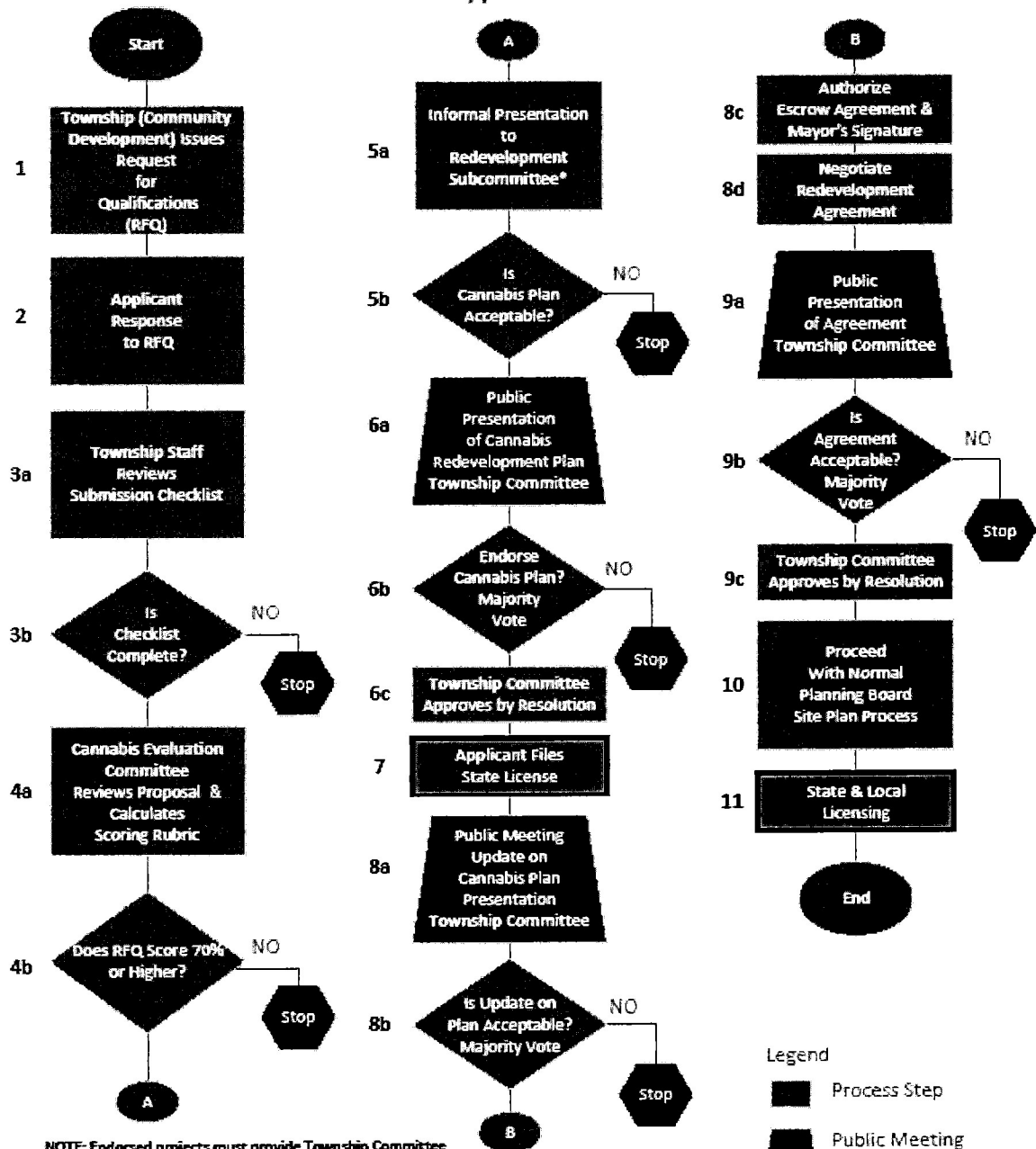


*Redevelopment Subcommittee Membership:
Township Committee, Planning, Zoning, Board Professionals,
Township Administrator, Township Officials, Solicitors

- Legend
- Process Step
 - Public Meeting
 - Artifact
 - Decision Point

Twp of Hamilton Cannabis Redevelopment Process

Appendix B



NOTE: Endorsed projects must provide Township Committee with updates at least every 6 months or risk rescission of the endorsement

*Redevelopment Subcommittee Membership:
Township Committee, Planning, Zoning, Board Professionals,
Township Administrator, Township Officials, Solicitors

Legend

- Process Step
- Public Meeting
- Artifact
- Decision Point

APPENDIX C

EXISTING CANNABIS ENDORSEMENTS IN THE IBP ZONING DISTRICT

BUSINESS NAME	BLOCK #	LOT #(s)
Fresh Cut Cannabis, Inc.	994	35, 36
Waves of Green, LLC	994	39