

ORDINANCE AMENDING THE GLOUCESTER TOWNSHIP LAND DEVELOPMENT ORDINANCE, THE VILLAGES OF GLOUCESTER TOWNSHIP REDEVELOPMENT PLAN, AND THE NEW VISION REDEVELOPMENT AREA PLAN

BE IT ORDAINED by the Township Council of the Township of Gloucester, County of Camden, State of New Jersey that Ordinance O-21-09, known as the “Land Development Ordinance, The Villages of Gloucester Township Redevelopment Plan and The New Vision Redevelopment Area Plan is amended, as follows:

SECTION I – ZONING

A. Marijuana Retail Dispensaries

1. Conditionally Permitted Use in the Highway Commercial Zone. Article IV, §416 of the Gloucester Township Land Development Ordinance (Highway Commercial) shall be amended to add the following language:

(New Section)

§416(D)(9). Marijuana Dispensaries and or Medical Cannabis Dispensaries operating under a Class 5 New Jersey State Marketplace, Conditional, or Microbusiness License are conditionally permitted, so long as all of the following criteria are met.

- a. No closer than 2,000 feet to a lot containing any other retail dispensary facility, as measured by the radius from the facility’s main entrance.
- b. No closer than 1,000 feet to any public or private school serving grades K-12, daycare facility, or public park, as measured by the radius from the facility’s main entrance.
- c. Dispensaries may utilize a drive-through window, so long as:
 - i. The drive-through window is not the sole method of conducting retail sales;
 - ii. Drive-through windows shall be utilized for appointment-based pickups only; and
 - iii. The site provides for a queuing capacity of at least five (5) vehicles.
- d. No closer than 500 feet to any single, double, or multi-family residential use, as measured by the radius from the facility’s main door entrance to the main door entrance of the physical structure containing the residential use.
- e. The facility may be open to customers from 8:00am through 10:00pm.
- f. Parking requirements shall be in accordance with Article V, §510 of the Gloucester Township Land Development Ordinance.
- g. Consumption Area Endorsements are prohibited.
- h. The proximity buffers outlined within sub-sections (D)(9)(a) though (D)(9)(d) shall be satisfied when a roadway with at least four-lanes of travel (excluding turning lanes) is present within the radius measurement; the proximity buffer shall under these circumstances extend only to the boundary of the subject roadway.

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SECTION IV – SCOPE, SEVERABILITY, REPEALER, EFFECTIVE DATE

NOW THEREFORE, be it ordained, that pursuant to Section 31 of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, P.L. 2021, c.16, all license classes and categories of cannabis establishments shall be prohibited within the Township of Gloucester, unless and in the manner specifically permitted by this Ordinance, and any amendments hereto; and

BE IT FURTHER ORDAINED, if any section, subsection or part, clause or phrase of this Ordinance shall be declared invalid by judgment of any court of competent jurisdiction, such section, subsection, part, clause or phrase shall be deemed to be severable from the remainder of the ordinance; and

BE IT FURTHER ORDAINED, that all ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency; and

BE IT FINALLY ORDAINED, that this Ordinance shall take effect immediately after final passage and publication as required by law.

Introduced: October 24, 2022

Adopted: November 14, 2022

ATTEST:

Mayor
David R. Mayer

Township Clerk
Nancy Power, RMC

President of Council
Orlando Mercado

Gloucester Township
Camden County, New Jersey

