

**TOWNSHIP OF DOWNE  
COUNTY OF CUMBERLAND**

**ORDINANCE NO. 2021-4**

**AN ORDINANCE BY TOWNSHIP OF DOWNE, COUNTY OF CUMBERLAND, STATE OF  
NEW JERSEY PROHIBITING THE OPERATION OF CERTAIN CLASSES OF CANNABIS  
BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING THE  
TOWNSHIP OF DOWNE MUNICIPAL CODE**

**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, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in 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 Distributer license, for businesses involved in transporting cannabis plants in bulk from on 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 purchases 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 31a of the Act authorizes municipalities by ordinance to adopt regulations governing the number of cannabis establishments (defined in Section 3 of the Act as "a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer"), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location manner and times of operation of such establishments, distributors or delivery services, and establishing civil penalties for the violation of any such regulations; and

**WHEREAS**, Section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in 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 22, 2021); and

**WHEREAS**, pursuant to Section 31b of the Act, the failure to do so shall mean that for a period of five (5) 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 (5) year period following a failure to enact local regulations or prohibitions, the municipality shall again 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 within the municipality; and

**WHEREAS**, the Township Committee of the Township of Downe has determined that, due to present uncertainties regarding the potential future impacts that allowing one or more classes of cannabis business might have on New Jersey municipalities in general, and on the Township of Downe in particular, it is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of Downe Township's residents and members of the public who visit, travel, or conduct business in Downe Township, to amend Downe Township's zoning regulations to prohibit certain manners of marijuana-related land use and development within the geographic boundaries of Downe Township; and

**WHEREAS**, officials from two prominent non-profit organizations that have been established for the purpose of advising New Jersey municipalities on legal matters have been presented by the Act (those organizations being the New Jersey State League of Municipalities and the New Jersey Institute of Local Government Attorneys) have strongly urged that, due to the complexity and novelty of the Act; the many areas of municipal law that are or may be implicated in decisions as to whether or to what extent cannabis or medical cannabis should be permitted for land use purposes or otherwise regulated in any particular municipality; and the relatively short duration in which the Act would allow such decisions to be made before imposing an automatic authorization of such uses in specified zoning districts subject to

unspecified conditions, the most prudent course of action for all municipalities, whether or not generally in favor of cannabis or medical cannabis land development and uses, would be to prohibit all such uses within the Act's 180-day period in order to ensure sufficient time to carefully review all aspects of the Act and its impacts;

**NOW THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Downe, in the County of Cumberland, State of New Jersey, as follows:

1. Pursuant to Section 31b of the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c. 16), Class 5 - cannabis retail establishments are hereby prohibited from operating anywhere in Downe Township.

2. The Code of the Township of Downe shall hereby be amended by adding to the list of prohibited uses, the following: "All classes of cannabis retail establishments as said terms are defined in Section 3 of P.L. 2021, c. 16."

3. Any article, section, paragraph, subsection, clause, or other provision of the Township of Downe inconsistent with the provisions of this ordinance is hereby repealed to the extent of such inconsistency.


4. If any section, paragraph, subsection, clause, or provision of this ordinance shall be adjudged by a court of competent jurisdiction to be invalid, such adjudication shall apply only to the section, paragraph, subsection, clause, or provision so adjudged, and the remainder of this ordinance shall be deemed valid and effective.

5. This ordinance shall take effect upon its passage and publication and filing with the Downe Township Planning Board, and as otherwise provided for by law.

**ADOPTED** at a regular meeting of the Township Committee of the Township of Downe held on the 10th day of May 2021.

ATTEST:

  
Nadine E. Lockley, RMC, Clerk

  
Michael L. Rothman, Mayor



**TOWNSHIP OF DOWNE  
CUMBERLAND COUNTY, NEW JERSEY**

**RECORD FOR ORDINANCE # 2021-4**

**Introduce Ordinance on First Reading**

**Motion: CAMPBELL**

**Second: BURT**

Introduce Ordinance / First Reading Date: MAY 10 2021

Ordinance Published: MAY 10, 2021

Ordinance Posted: MAY 10, 2021

Public Hearing / Second Reading Date: JUNE 14, 2021

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Burt, S.	X			
Byrne, S.	X			
Rothman, M.	X			
Bart, E.	X			
Campbell, R.	X			

**Adoption of Ordinance**

**Motion: CAMPBELL**

**Second: BURT**

ROLL CALL	YES	NO	ABSTAIN	ABSENT
Burt, S.	X			
Byrne, S.	X			
Rothman, M.	X			
Bart, E.	X			
Campbell, R.	X			

Final Adoption Date: JULY 12, 2021

Notice of Final Passage Published: JULY 16, 2021

Notice of Final Passage Posted: JULY 12, 2021

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Date

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Nadine E. Lockley, Municipal Clerk