

**ORDINANCE NO. 397-22**

**AN ORDINANCE OF THE TOWNSHIP OF VOORHEES, COUNTY OF  
CAMDEN AND STATE OF NEW JERSEY AMENDING ORDINANCE  
SECTION 152-170: CANNABIS ESTABLISHMENTS**

**WHEREAS**, the Township of Voorhees (“Township”) is a municipal entity organized and existing under the laws of State of New Jersey and located in Camden County; and

**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” (“CREAMMA”), 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 Township adopted Ordinance No. 386-21 entitled, “An Ordinance of the Township of Voorhees, County of Camden and State of New Jersey Amending Chapter 152 Zoning District to Include Section 152-170: “Cannabis Establishments” on August 9, 2021; and

**WHEREAS**, the Township adopted Ordinance No. 394-21 amending Section 152-70 “Cannabis Establishments” on December 29, 2021 to prohibit Class 1 and 2 licenses for cannabis cultivation and manufacturing businesses and to establish certain “buffer criteria” for separation of cannabis businesses from houses of worship and residential zones (500 feet) and day-care facilities, schools and playgrounds with a publicly owned park (1,000 feet); and

**WHEREAS**, the Township hereby seeks to further refine the aforementioned buffer standards through a second cannabis ordinance amendment as set forth herein; and

**WHEREAS**, the Mayor and Township Committee of the Township of Voorhees have determined that such cannabis ordinance amendments are compatible with the goals of the Master Plan and in the best interest of the Township and the health, safety and welfare of its residents and visitors.

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Township Committee of the Township of Voorhees, County of Camden and State of New Jersey that Section 152-170: “Cannabis Establishments” is hereby amended as follows:

Section 1. Section 152-174 entitled, “Conditions of Site Development Standards” shall be amended, in part, as follows:

3. No Cannabis Establishments shall be located within 500 feet of a house of worship or the boundaries of the Medium Density Residential (MDR), Rural Residential (RR), R-10 Residential, Senior Housing (SH) and Cluster Residential (CR) Zoning Districts.

6. No cannabis establishment shall be located within 1,000 feet of a day-care facility, school or playground that is within a publicly owned park. For purposes of this subsection, a public playground shall mean only that improved area within a public park and not the public park itself designed, equipped and set aside by the Township for play of six or more children under the age of 18 which is not intended for use as an athletic playing field or athletic court and shall include any play equipment such as swings, slides, and sand boxes whether or not fenced in or surrounded by other physical barriers. For purposes of this subsection, a school shall mean an educational facility in which 50% or more of the building is utilized strictly for classroom instruction for students ages 18 and under.

7. The buffer standards in Subsections 3 and 6 above shall not apply to lots on the opposite side of a four-lane divided highway from the cannabis establishment.

8. For the Town Center (TC) Zoning District, the buffer standards of Sections 3 and 6 herein shall be applied from the perimeter of the cannabis establishment; for interpretative purposes the cannabis establishment shall be defined as the dispensary building and its related site improvements, including parking lot area, and entrance driveway. The applicant shall submit a written certification from a New Jersey licensed civil engineer that the property in the TC Zone is compliant to the buffer requirements of Subsections 3 and 6 herein.

Section 3. The following subsection is hereby added:

“Section 152-175 Enforcement” The administration, approval process, permitting and enforcement of this Ordinance shall be the same as all other land use and development matters as set forth in the Voorhees Township Code including, but not limited to Chapter 156 of the Voorhees Township Code entitled, Establishment, Administration and Enforcement of Planning and Zoning.”

Section 4. It is hereby found and determined that the Cannabis Establishment Ordinance conforms to the Master Plan of the Township of Voorhees.

Section 5. It is hereby found and determined that the Ordinance gives due consideration to the provision of appropriate allowable uses within the areas within Township with special consideration for the health, safety and welfare of the residents of the areas and the Township of Voorhees.

Section 6. In order to facilitate the implementation Ordinance, it is hereby found and determined that this action must be taken by this Township Committee to amend the Township of Voorhees Land Use Ordinance and take appropriate action upon proposals and measures designed to effectuate the same.

Section 7. All Ordinances contrary to the provisions of this section of the Ordinance are hereby repealed to the extent that they are inconsistent herewith.

Section 8. This Ordinance shall take effect upon final passage and publication in accordance with law.

ATTEST:

TOWNSHIP OF VOORHEES

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Dee Ober, RMC, Township Clerk

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By: Michael R. Mignogna, Mayor

I, Dee Ober, Clerk of the Township of Voorhees, hereby certify the foregoing to be a true and correct copy of an Ordinance adopted by the Mayor and Township Committee at their meeting of March 14, 2022, held remotely via a provided ZOOM link.

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Dee Ober, RMC, Township Clerk

INTRODUCED: February 28, 2022

ADOPTED: March 14, 2022