

**ORDINANCE NO. 2022-10**

**TOWNSHIP OF OCEAN  
OCEAN COUNTY, NEW JERSEY**

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN IN THE COUNTY OF OCEAN AND STATE OF NEW JERSEY TO AMEND THE OFFICIAL ZONING MAP OF THE TOWNSHIP AND CHAPTER 410 OF THE TOWNSHIP CODE IN ORDER TO ESTABLISH CANNABIS USE OVERLAY ZONES AND PROVIDE ASSOCIATED ZONING REQUIREMENTS**

**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 the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (PL 2021, c. 16), which legalizes the recreational use of cannabis by adults twenty-one (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 also required municipalities to “opt in” or “opt out” of permitting cannabis-related businesses and allowed municipalities choosing to opt in to develop reasonable regulations for the location and manner of operations; and,

**WHEREAS**, the Township of Ocean has, with the adoption of Ordinance 2022-10 on May 20, 2022 has chosen to permit cannabis-related businesses.

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

**SECTION 1.** The following definitions shall be added to existing §410-8 (Definitions) of the Code of the Township of Ocean

Cannabis — All parts of the plant *Cannabis sativa* L., 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 P.L. 2016, c. 16 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.24:6I-1 et al.) and P.L.2015, c.158 (C.18A: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.114 (C.2C:35B-1 et seq.), or marihuana as defined in section 2 of P.L.1970, c.226 (C.24:21-2) 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 al.).

**Cannabis Cultivator** — Any licensed person or entity that grows, cultivates, or produces cannabis, 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. This person or entity shall hold a Class 1 (Cannabis Cultivator) license.

**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. This person or entity shall hold a Class 6 (Cannabis Delivery) license.

**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. This person or entity shall hold a Class 4 (Cannabis Distributor) license.

**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. This person or entity shall hold a Class 2 (Cannabis Manufacturer) license.

**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. This person or entity shall hold a Class 5 (Cannabis Retailer) license.

**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. This person or entity shall hold a Class 3 (Cannabis Wholesaler) license.

**Medical Cannabis** — Cannabis dispensed to registered qualifying patients pursuant to the Honig Act and N.J.S.A. 18A:40-12.22 et al. “Medical Cannabis” does not include any cannabis or cannabis items which is cultivated, produced, processed and consumed in accordance with the Cannabis Regulatory Enforcement Assistance Marketplace Modernization Act.

**Medical Cannabis Dispensary** — An organization that is issued a permit by the Cannabis Regulatory Commission authorizing the organization to “purchase or obtain medical cannabis and related supplies from medical cannabis cultivators, purchase or obtained medical cannabis products and related supplies from medical cannabis manufacturers; purchaser obtained medical cannabis, medical cannabis products and related supplies and paraphernalia from other medical cannabis dispensaries and from clinical registrants; deliver, transfer, transport, distribute, supply and sell medical cannabis and medical cannabis products to other medical cannabis dispensaries; furnish medical cannabis, including medical cannabis products, to a medical cannabis handler for delivery to a registered qualifying patient, designated caregiver; or institutional caregiver consistent with the requirements of the Honig Act; and possess, display, transfer, transport, distribute, supply, sell and dispense medical cannabis, medical cannabis products, paraphernalia and related supplies to qualifying patients, designated caregivers, and institutional caregivers. A medical cannabis permit shall not authorize the permitholder to cultivate medical cannabis, to produce, manufacture, or otherwise create medical cannabis products.

**SECTION 2.** The official Zoning Map of the Township of Ocean shall be amended to designate: (1) the portions of Block 41, lots 40.01, 40.02, 41.01, and 42.01 that are located within the EC (Environmental Conservation) Zone District as also being situated within Cannabis Use Overlay Zone No. 1; and, (2) the entireties of Block 41, lots 10 and 11 and Block 39, lots 4 and 5, as well as part of Block 40.01, Lot 1, all of which are located within the EC (Environmental Conservation) Zone District, as being situated within Cannabis Use Overlay Zone No. 2. Cannabis Use Overlay Zone No. 1 and Cannabis Use Overlay Zone No. 2 are depicted in Attachment A.

**SECTION 3.** Chapter 410 (Zoning), Article II (District Regulations) is hereby amended to include new Section §410-33.1 (Cannabis Use Overlay Zone No. 1):

§410-33.1 — Cannabis Use Overlay Zone No. 1

- A. **General Intent.** The New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (PL 2021, c. 16; hereinafter “the Act”) legalized the recreational use of cannabis by adults aged twenty-one (21) years or older and established a comprehensive regulatory and licensing scheme for commercial recreational cannabis operations, use, and possession. The Act also required municipalities to “opt in” or “opt out” of permitting cannabis-related businesses and

allowed municipalities choosing to opt in to develop reasonable regulations for the location and manner of operations.

The Township of Ocean has chosen to permit cannabis-related businesses. The purpose of Cannabis Use Overlay Zone No. 1 is to: provide adequate space for cannabis-related businesses within the Township; and, sets forth land use requirements for said uses.

**B. Permitted Uses and Activities.** The following uses and activities shall be permitted in Cannabis Use Overlay Zone No. 1:

- (1) Cannabis cultivator;
- (2) Cannabis manufacturer;
- (3) Cannabis wholesaler; and,
- (4) Cannabis distributor.

**C. Prohibited Uses and Activities.** The following uses and activities shall be prohibited in Cannabis Use Overlay Zone No. 1:

- (1) Cannabis retailer;
- (2) Cannabis delivery service;
- (3) Medical cannabis dispensaries;
- (4) All other uses not expressly permitted.

**D. License Required.** Operators of facilities developed in accordance with the standards of Cannabis Use Overlay Zone No. 1 shall hold an appropriate Class 1 (Cannabis Cultivator), Class 2 (Cannabis Manufacturer), Class 3 (Cannabis Wholesaler) or Class 4 (Cannabis Distributor) license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.

**E. Outdoor Activities Prohibited.** Outdoor cultivation, manufacture, and storage of cannabis and related outdoor activities associated with a license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey, shall be prohibited. Cultivation, manufacture, and storage of cannabis and related activities shall be located indoors.

**F. Lot and Building Requirements.** The following regulations shall apply in Cannabis Use Overlay Zone No. 1:

- (1) Minimum lot size: 5 acres
- (2) Minimum lot width: 200 feet
- (3) Minimum yard requirements:
  - (a) Front yards: 200 feet
  - (b) Side yard: 50 feet for principal buildings; 10 feet for accessory buildings
  - (c) Rear yard: 75 feet for principal buildings; 10 feet for accessory buildings
- (3) Maximum lot coverage: 65 percent, with a maximum of three (3) acres of coverage permitted, or as otherwise permitted by CAFRA, as applicable.
- (4) Other requirements:
  - (a) Setback from US Route 9: 750 feet.
  - (b) Setback from a property that is developed or zoned for a residential use: 500 feet.
  - (c) On split-zoned lots, no part of a cannabis-related use or activity shall be located outside of Cannabis Use Overlay Zone No. 1.

G. Lighting. A lighting plan shall be required. The following standards shall apply:

- (1) Greenhouse Interior Lighting. Anticipated exterior spillage of greenhouse interior lighting shall be depicted on lighting plans. Where exterior spillage of greenhouse interior lighting would impact an adjacent property, measures to mitigate same shall be applied. Such measures may include:
  - (a) Blackout shades with side tracking or other comparable technologies, which are activated from dusk to dawn.
  - (b) Appropriate shields installed on the greenhouse interior lighting fixtures.
- (2) All outdoor lighting shall comply with all other applicable requirements of this Ordinance.

H. Noise. The requirements of Chapter 245 of this Ordinance shall apply.

I. Odor Control. Odor control devices and techniques shall be incorporated in all cannabis-related businesses to ensure that odors from cannabis are not detectable off-site.

Cannabis-related businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the cannabis-related business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the cannabis-related business. As such, cannabis-related businesses must install and maintain the following equipment, or any other equipment which the Board determines is a more effective method or technology:

- (1) An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or,
  - (2) An air filtration system that creates negative air pressure between the cannabis-related business's interior and exterior, so that the odors generated inside the cannabis-related business are not detectable on the outside of the cannabis-related business.
- J. Community Impact Statement. A community impact statement that conforms to the requirements of §340-53 shall be submitted for each cannabis-related use or activity to be located within Cannabis Use Overlay Zone No. 1.
- K. Environmental Impact Statement. An environmental impact statement that conforms to the requirements of §410-37 shall be submitted for each cannabis-related use or activity to be located within Cannabis Use Overlay Zone No. 1.
- L. Water Conservation. The following standards shall apply:
- (1) A water conservation plan shall be submitted for each use associated with a Class 1 (Cannabis Cultivator) or Class 2 (Cannabis Manufacturer) license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey. At a minimum, the water conservation plan shall provide an estimate of total anticipated water use and describe proposed measures for water conservation on-site. Such measures may include, but are not limited to:
    - (a) Rainwater capture;
    - (b) Evaporative barriers on exposed soils and planting containers;
    - (c) Timed drip irrigation;
    - (d) Soil moisture monitors; and,
    - (e) Use of recycled water.

- (2) All other requirements of this Ordinance, including but not limited to Chapter 402 (Water Conservation) shall apply.
- M. Stormwater Management. Stormwater management shall be in accordance with Chapter 322 (Stormwater Control).
- N. Buffers. Buffers shall be provided in accordance with Chapter 410 (Zoning), Article V (Buffers).
- O. Security. For all cannabis-related uses or activities to be located within Cannabis Use Overlay Zone No. 1, a security system shall be provided. Security systems shall meet applicable requirements or the State of New Jersey, as well as the following additional requirements:
- (1) All security systems shall be professionally monitored and operated on a continuous basis (i.e., twenty-four [24] hours per day, seven [7] days per week);
  - (2) All security systems shall contact local law enforcement if triggered;
  - (3) All security systems shall preserve security recordings and documentation for at least 180 days.
  - (4) A minimum of two secure backups of all security recordings and documentation shall be maintained. One backup shall be saved on a local storage device located on-site. One backup shall be saved off-site.
- P. Farmland Soil Preservation. Applicants seeking to develop a cannabis-related use or activity within Cannabis Use Overlay Zone No. 1 shall:
- (1) Identify any prime agricultural soils, soils of statewide importance, and soils of local importance on the site plan;
  - (2) Design the site to avoid prime agricultural soils, soils of statewide importance, and soils of local importance to the maximum extent practical in the siting of impervious cover;
  - (3) The extent that impervious cover cannot avoid prime agricultural soils, soils of statewide importance, and soils of local importance, the applicant shall consult with the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture and follow all recommendations provided by the NRCS for protecting such soils to the maximum extent practical; and

- (4) Submit a soils management and respiration plan to restore agricultural land in the event that the proposed facility ceases to operate.

Q. Parking. Off-street parking and loading shall be provided in accordance with the requirements of Article VI of this chapter.

**SECTION 4.** Chapter 410 (Zoning), Article II (District Regulations) is hereby amended to include new Section §410-33.2 (Cannabis Use Overlay Zone No. 2):

**§410-33.2 — Cannabis Use Overlay Zone No. 2**

A. **General Intent.** The New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (PL 2021, c. 16; hereinafter “the Act”) legalized the recreational use of cannabis by adults aged twenty-one (21) years or older and established a comprehensive regulatory and licensing scheme for commercial recreational cannabis operations, use, and possession. The Act also required municipalities to “opt in” or “opt out” of permitting cannabis-related businesses and allowed municipalities choosing to opt in to develop reasonable regulations for the location and manner of operations.

The Township of Ocean has chosen to permit cannabis-related businesses. The purpose of Cannabis Use Overlay Zone No. 2 is to: provide adequate space for cannabis-related businesses within the Township; and, sets forth land use requirements for said uses.

B. **Permitted Uses and Activities.** The following uses and activities shall be permitted in Cannabis Use Overlay Zone No. 2:

- (1) Cannabis cultivator;
- (2) Cannabis manufacturer;
- (3) Cannabis wholesaler; and,
- (4) Cannabis distributor.

C. **Prohibited Uses and Activities.** The following uses and activities shall be prohibited in Cannabis Use Overlay Zone No. 2:

- (1) Cannabis retailer;
- (2) Cannabis delivery service;
- (3) Medical cannabis dispensaries;



- (4) All other uses not expressly permitted.
- D. **License Required.** Operators of facilities developed in accordance with the standards of Cannabis Use Overlay Zone No. 2 shall hold an appropriate Class 1 (Cannabis Cultivator), Class 2 (Cannabis Manufacturer), Class 3 (Cannabis Wholesaler) or Class 4 (Cannabis Distributor) license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey.
  - E. **Outdoor Activities Prohibited.** Outdoor cultivation, manufacture, and storage of cannabis and related outdoor activities associated with a license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey, shall be prohibited. Cultivation, manufacture, and storage of cannabis and related activities shall be located indoors.
  - F. **Lot and Building Requirements.** The following regulations shall apply in Cannabis Use Overlay Zone No. 2:
    - (1) Minimum lot size: 10 acres
      - (a) Notwithstanding the minimum lot areas set forth above, no such minimum lot area for any use within Cannabis Use Overlay Zone No. 2 shall be less than that needed to meet the water quality standards of § 410-83.
    - (2) Minimum lot width: 200 feet
    - (3) Minimum yard requirements:
      - (a) Front yards: 200 feet
      - (b) Side yard: 50 feet for principal buildings; 10 feet for accessory buildings
      - (c) Rear yard: 75 feet for principal buildings; 10 feet for accessory buildings
    - (3) Maximum lot coverage: three (3) percent, or as otherwise permitted by CAFRA, as applicable.
    - (4) Other requirements:
      - (a) Setback from a property that is developed or zoned for a residential use: 500 feet.
      - (b) Notwithstanding the front yard setback and the setback from a property that is developed or zoned for a residential use that are required by this

ordinance, development within Cannabis Use Overlay Zone No. 2 shall be concentrated as closely as possible to the right-of-way of Wells Mills Road (Ocean County Route No. 532) to minimize disturbance to existing forest cover and potential habitat areas.

- G. **Lighting.** A lighting plan shall be required. The following standards shall apply:
- (1) **Greenhouse Interior Lighting.** Anticipated exterior spillage of greenhouse interior lighting shall be depicted on lighting plans. Where exterior spillage of greenhouse interior lighting would impact an adjacent property, measures to mitigate same shall be applied. Such measures may include:
    - (a) Blackout shades with side tracking or other comparable technologies, which are activated from dusk to dawn.
    - (b) Appropriate shields installed on the greenhouse interior lighting fixtures.
  - (2) All outdoor lighting shall comply with all other applicable requirements of this Ordinance.
- H. **Noise.** The requirements of Chapter 245 of this Ordinance shall apply.
- I. **Odor Control.** Odor control devices and techniques shall be incorporated in all cannabis-related businesses to ensure that odors from cannabis are not detectable off-site. Cannabis-related businesses shall provide a sufficient odor absorbing ventilation and exhaust system so that odor generated inside the cannabis-related business that is distinctive to its operation is not detected outside of the facility, anywhere on adjacent property or public rights-of-way, on or about the exterior or interior common area walkways, hallways, breezeways, foyers, lobby areas, or any other areas available for use by common tenants or the visiting public, or within any other unit located inside the same building as the cannabis-related business. As such, cannabis-related businesses must install and maintain the following equipment, or any other equipment which the Board determines is a more effective method or technology:
- (1) An exhaust air filtration system with odor control that prevents internal odors from being emitted externally; or,
  - (2) An air filtration system that creates negative air pressure between the cannabis-related business's interior and exterior, so that the odors generated inside the cannabis-related business are not detectable on the outside of the cannabis-related business.

- J. **Community Impact Statement.** A community impact statement that conforms to the requirements of §340-53 shall be submitted for each cannabis-related use or activity to be located within Cannabis Use Overlay Zone No. 2.
- K. **Environmental Impact Statement.** An environmental impact statement that conforms to the requirements of §410-37 shall be submitted for each cannabis-related use or activity to be located within Cannabis Use Overlay Zone No. 2.
- L. **Water Conservation.** The following standards shall apply:
- (1) A water conservation plan shall be submitted for each use associated with a Class 1 (Cannabis Cultivator) or Class 2 (Cannabis Manufacturer) license issued by the Cannabis Regulatory Commission, Department of Treasury, State of New Jersey. At a minimum, the water conservation plan shall provide an estimate of total anticipated water use and describe proposed measures for water conservation on-site. Such measures may include, but are not limited to:
    - (a) Rainwater capture;
    - (b) Evaporative barriers on exposed soils and planting containers;
    - (c) Timed drip irrigation;
    - (d) Soil moisture monitors; and,
    - (e) Use of recycled water.
  - (2) All other requirements of this Ordinance, including but not limited to Chapter 402 (Water Conservation) shall apply.
- M. **Stormwater Management.** Stormwater management shall be in accordance with Chapter 322 (Stormwater Control).
- N. **Buffers.** Buffers shall be provided in accordance with Chapter 410 (Zoning), Article V (Buffers).
- O. **Security.** For all cannabis-related uses or activities to be located within Cannabis Use Overlay Zone No. 2, a security system shall be provided. Security systems shall meet applicable requirements or the State of New Jersey, as well as the following additional requirements:
- (1) All security systems shall be professionally monitored and operated on a continuous basis (i.e., twenty-four [24] hours per day, seven [7] days per week);

- (2) All security systems shall contact local law enforcement if triggered;
- (3) All security systems shall preserve security recordings and documentation for at least 180 days.
- (4) A minimum of two secure backups of all security recordings and documentation shall be maintained. One backup shall be saved on a local storage device located on-site. One backup shall be saved off-site.

P. Farmland Soil Preservation. Applicants seeking to develop a cannabis-related use or activity within Cannabis Use Overlay Zone No. 2 shall:

- (1) Identify any prime agricultural soils, soils of statewide importance, and soils of local importance on the site plan;
- (2) Design the site to avoid prime agricultural soils, soils of statewide importance, and soils of local importance to the maximum extent practical in the siting of impervious cover;
- (3) The extent that impervious cover cannot avoid prime agricultural soils, soils of statewide importance, and soils of local importance, the applicant shall consult with the Natural Resources Conservation Service (NRCS) of the United States Department of Agriculture and follow all recommendations provided by the NRCS for protecting such soils to the maximum extent practical; and
- (4) Submit a soils management and respiration plan to restore agricultural land in the event that the proposed facility ceases to operate.

Q. Parking. Off-street parking and loading shall be provided in accordance with the requirements of Article VI of this chapter.

**SECTION 5.** Chapter 410 (Zoning), Article IX (Signs) is hereby amended to add new Subsection G to §410-77 (District Requirements):

G. For all uses or activities which are or may be permitted in Cannabis Use Overlay Zone No. 1 and Cannabis Use Overlay Zone No. 2, the following signs are permitted:

- (1) One non-flashing sign advertising the cannabis-related use or activity on the site, not exceeding 20 square feet on any one side. Such sign may be attached to the building. Freestanding signs shall be prohibited on any portion of the site, whether located within a cannabis use overlay zone or any other zone district.

- (2) Should more than one cannabis-related use or activity occur on the same site, multiple signs shall not be permitted unless additional cannabis-related uses or activities are independently operated by a separate entity.
- (3) Should a non-cannabis-related use or activity occur on the site, the signage requirements of the underlying zone district shall apply to the non-cannabis-related use or activity.

**SECTION 6.** Chapter 410 (Zoning), Article V (Buffers) is hereby amended to add new Subsection H to §410-46 (Minimum Requirements):

H. For cannabis-related businesses in Cannabis Use Overlay Zone No. 1 and Cannabis Use Overlay Zone No. 2:

- (1) 100 feet to a property that is developed or zoned for a residential use; and,
- (2) 50 feet to all other properties.

**SECTION 7.** If any section, subsection, paragraph, sentence or other part of this Ordinance is adjudged unconstitutional or invalid, such judgment shall not affect or invalidate the remainder of this Ordinance but shall be confined in its effect to the section, subsection, paragraph, sentence or other part of this Ordinance directly involved in the controversy in which said judgment shall have been rendered and all other provisions of this Ordinance shall remain in full force and effect.

**SECTION 8.** All Ordinances or parts of Ordinances which are inconsistent with the provisions of this Ordinance are hereby repealed, but only to the extent of such inconsistencies.

**SECTION 9.** This ordinance shall take effect upon its passage and publication and filing with the Ocean County Planning Board, and as otherwise provided for by law.

Date Introduced: 4-19-2022

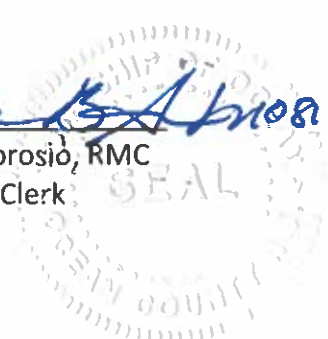
Date Advertised: 4-26-2022

Date Adopted: 5-17-2022.

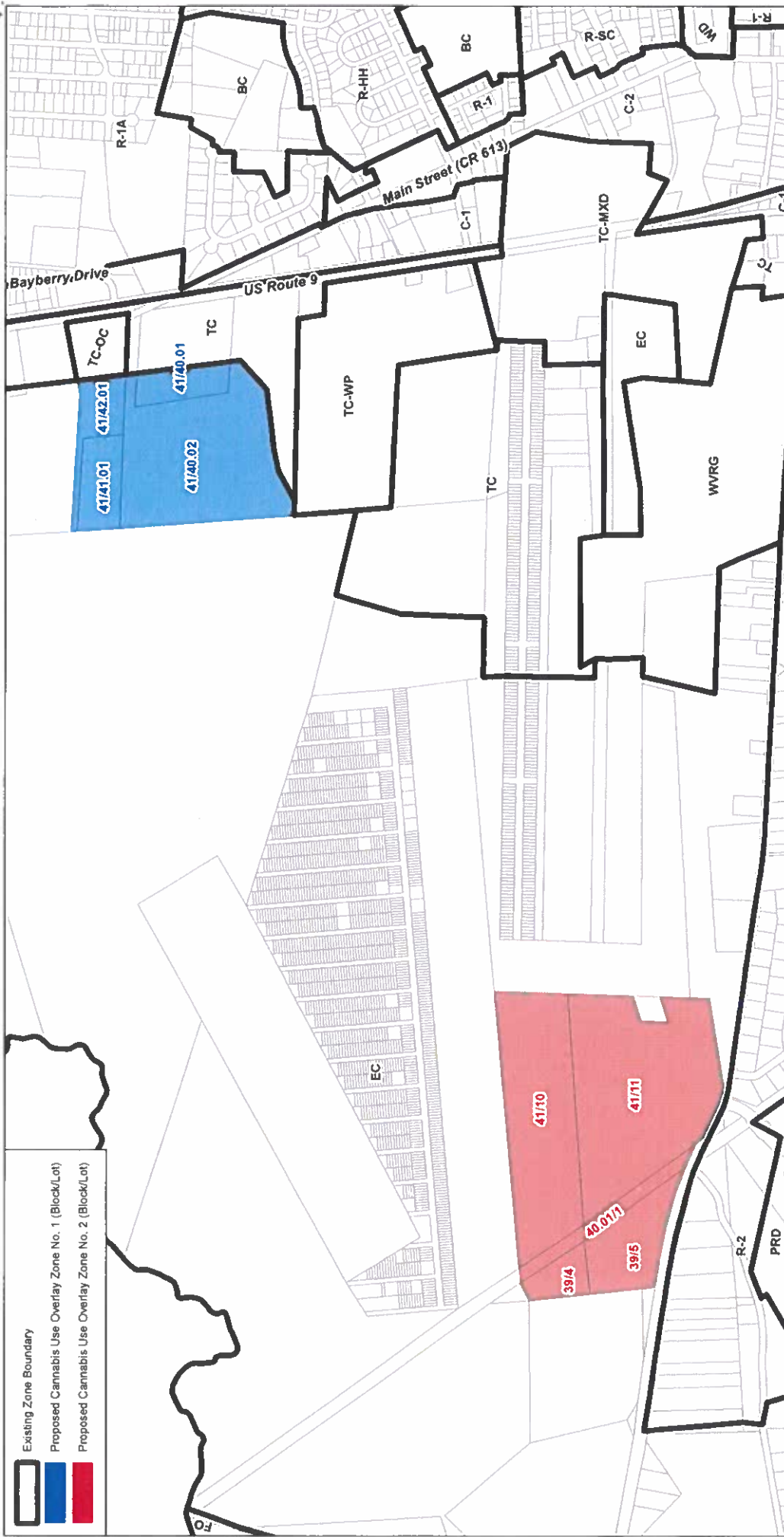
  
Ben LoPato, Mayor

Attest:

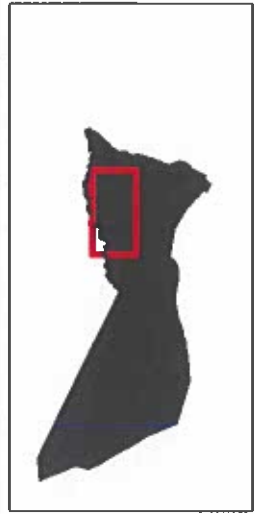
  
Diane Ambrosio, RMC  
Municipal Clerk



**ATTACHMENT A: MAP OF CANNABIS USE OVERLAY ZONES**



# Proposed Cannabis Use Overlay Zones Ocean Township Ocean County, New Jersey



11 Tindall Road  
Middletown, NJ 07748-2792  
Phone: 732-671-6400  
Fax: 732-671-7365  
www.tandmassociates.com



Source: Ocean County GIS (Tax Parcels), T&M Associates (Zoning Layer, Proposed Cannabis Use Overlay Zone)  
File Path: G:\OTMP\GIS\Projects\Cannabis Ordinance Map.mxd  
Prepared by: RED, 04/13/22