



STEINHARDT
CAPPELLI
TIPTON &
TAYLOR LLC

235 Broubalow Way
Phillipsburg, NJ 08865

o 908.454.8300
F 908.454.5827

Mark R. Peck, Esq. | Partner
610.691.7900 x 1019
mpeck@floriolaw.com

October 15, 2021

Via Electronic and Regular Mail

Mary Matusiewicz, Secretary
Hackettstown Land Use Board
Municipal Building
215 Stiger Street
Hackettstown, New Jersey 07840

**Re: Ordinance No. 2021-11
Request for Consistency Review**

Dear Ms. Matusiewicz:

Enclosed you will find a copy of Ordinance No. 2021-11, which was introduced by the Hackettstown Town Council at its meeting of October 14, 2021. The same is scheduled for public hearing and adoption November 8, 2021.

Pursuant to N.J.S.A. 40:55D-26, kindly present the enclosed to the Land Use Board for its Master Plan consistency review at its next occurring meeting, so that its report may be transmitted to the Council in time for the November 8 meeting.

Thank you for your prompt and courteous attention to this matter. Please do not hesitate to contact me should you have any questions or concerns.

Very truly yours,

/s/ Mark R. Peck, Esq.

Mark R. Peck

MRP:bms

Encl.

cc: Bill Kuster, Clerk/Administrator (*via electronic mail*)
William Mennen, Esq. (*via electronic mail*)
Dan Bloch, PP (*via electronic mail*)

ORDINANCE NO. 2021-11

**AN ORDINANCE OF THE TOWN OF HACKETTSTOWN, COUNTY OF
WARREN AND STATE OF NEW JERSEY, AMENDING SECTION 601.P OF THE
LAND DEVELOPMENT ORDINANCE CONCERNING THE LOCATION OF CLASS 5
CANNABIS RETAIL BUSINESSES IN THE HC AND CC ZONE DISTRICTS**

WHEREAS, on August 12, 2021 the Town Council of the Town of Hackettstown (“Council”) adopted Ordinance No. 2021-09, which established the retail sale of cannabis by Class 5 cannabis license holders as a conditional use in the Highway Commercial (HC) and Community Commercial (CC) Zone Districts; and

WHEREAS, upon further study the Council has determined that it wished to limit the areas within the HC and CC Zone Districts where conditionally permitted retail cannabis sales would occur, so as to promote the general health, safety, and welfare of the community, particularly residential areas adjacent to the HC and CC Zone Districts; and

WHEREAS, the Council wishes to restrict the retail sales of cannabis to the following locations as follows: Mountain Avenue, from Bell’s Lane to Victoria Lane (CC Zone District); Mountain Avenue and State Route 57, from Victoria Lane to Herbert Lane (HC Zone District); West Stiger Street, from Main Street to Charles Street; and High Street, from the Independence Township municipal line to 811 High Street (B. 139, L. 6.01); and

WHEREAS, Section 601.P of the Land Development Ordinance sets forth the conditional use requirements for the retail sale of cannabis in the HC and CC Zone Districts.

NOW THEREFORE, BE IT ORDAINED, by the Town Council of the Hackettstown, in the County of Warren, State of New Jersey, as follows:

1. Section 601.P of the Land Development Ordinance is hereby amended to add a new subsection (j), which shall read as follows:

P. Retail Sales of Cannabis

...

j. Retail sales of cannabis shall be limited to the following locations:

1. Highway Commercial Zone District: on Mountain Avenue and State Route 57, from Victoria Lane to Herbert Lane.
2. Community Commercial Zone District: on Mountain Avenue, from Bell’s Lane to Victoria Lane; on West Stiger Street, from Main Street to Charles Street; and on High Street, from the Independence Township municipal line to 811 High Street (B. 139, L. 6.01).

2. This ordinance shall take effect upon its passage and publication and filing as otherwise provided for by law.

NOTICE

Notice is hereby given that the aforesaid ordinance was introduced at a regular meeting of the Common Council of the Town of Hackettstown, New Jersey, held on October 14, 2021, and that at a regular meeting of the same to be held on November 8, 2021 at the Municipal Building, 215 Stiger Street, Hackettstown, New Jersey, at the hour of 7:00 p.m., the said Common Council will conduct a public hearing and will consider the final passage of said ordinance.

WILLIAM W. KUSTER, JR.
Town Clerk/Administrator