

**AN ORDINANCE OF  
THE TOWN OF SECAUCUS, NEW JERSEY**

**ORDINANCE NO. 2024-9**

**AN ORDINANCE AMENDING CHAPTER 135 “ZONING” OF THE CODE OF  
THE TOWN OF SECAUCUS TO UPDATE THE CANNABIS PROVISIONS**

**WHEREAS**, the Town of Secaucus has established a Zoning Ordinance pursuant to the Municipal Land Use Law designed to regulate buildings and uses; and

**WHEREAS**, the Mayor and Council have determined that changes, recommended by the Zoning Official, are needed to update the provisions of Chapter 135 related to Cannabis.

**NOW, THEREFORE, BE IT ORDAINED**, by the Mayor and Council for the Town of Secaucus, County of Hudson, State of New Jersey, as follows:

1. The following sections and provisions of Chapter 135 of the Code of the Town of Secaucus, “Zoning” be, and are hereby amended and supplemented to read as follows: (deletions are indicated by ~~crossouts~~; additions are indicated in **bold**):

**G.**

Cannabis establishments.

**(1)**

Definitions.

**CANNABIS ESTABLISHMENTS**

Cannabis establishments, including a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, a cannabis retailer, a cannabis delivery service, except for the delivery of cannabis items and related supplies by a delivery service, as those items are defined in N.J.S.A. 24:6I-33, are hereby prohibited in all districts, except as otherwise specifically permitted herein. **The number of cannabis establishments shall be limited to two within the Town of Secaucus at any point in time.**

**(2)**

Cannabis establishments, as defined above, shall be permitted as a conditional use/special exception in the Light Industrial A Zone **and the Commercial Park Zone**, as defined in the regulations of the New Jersey Sports and Exposition Authority, N.J.A.C. 19:4-5.74, subject to the requirements set forth herein.

**(3)**

The following specifications and standards shall apply to the development of cannabis establishments including a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, a

cannabis retailer, and a cannabis delivery service, as those terms are defined in N.J.S.A. 24:6I-33, within the Light Industrial A Zone **and the Commercial Park Zone**, as defined in the regulations of the New Jersey Sports and Exposition Authority, N.J.A.C. 19:4-5.74, as a conditional use/special exception use:

**(a)**

Dimensional, Density and Other Bulk Restrictions. Except as specifically modified herein, dimensional, density and other bulk restrictions and other provisions and requirements of the Light Industrial A Zone **and Commercial Park Zone** shall apply;

**(b)**

Location. Cannabis establishments shall only be permitted within the following lots and blocks within the Light Industrial A Zone: Block 10, Lots 1, 2, 3, and 4.01, Block 9, Lots 5, 6.03, **and 7, and Block 19, Lots 3, 4 5, 6.01 and 8 and within the following lots and blocks within the Commercial Park Zone: Block 117, Lots 2 and 3 and Block 118, Lots 2, 3, 4, and 5.** No cannabis establishment shall be permitted unless the establishment is more than 1,000 feet away from any public or private educational institution (including elementary, high school and/or college level), day care center, public library, house of worship or any recovery and/or drug treatment facility;

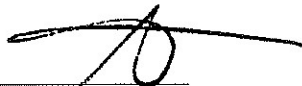
2. This Ordinance shall be subject to review and recommendation by the Town Planning Board in accordance with N.J.S.A. 40:55D-26.
3. The County Planning Board shall be provided notice of this proposed ordinance in accordance with N.J.S.A. 40:27-6.10.
4. There are no other changes to this Chapter of the Code of the Town of Secaucus.
5. All Ordinances and parts of Ordinances inconsistent herewith are hereby repealed.
6. If any section, paragraph, subdivision, clause or provision of this Ordinance shall be adjudged invalid, such adjudication shall apply only to that section, subdivision, clause or provision so adjudged and the remainder of this Ordinance shall be deemed to be valid and effective.
7. This Ordinance shall take effect immediately upon passage and publication in accordance with law.

**IT IS FURTHER ORDAINED**, that the remainder of this Chapter and the Code of the Town of Secaucus shall remain in full force and effect.

I, Michael Marra, Town Clerk of the Town of Secaucus, County of Hudson, do hereby certify that the above is a true copy of an ordinance introduced and passed on first reading on March 26, 2024 and finally adopted by the Mayor and Council on April 23, 2024.

*Michael Marra*

Town Clerk



Mayor

Introduction 3-26-24

Motion: RC	Yes	No	Abstain	Absent
Second: JG				
Councilman Costantino	✓			
Councilman McKeever		✓		
Councilman Clancy		✓		
Councilman Dehnert	✓			
Councilman Gerbasio	✓	✓		
Councilwoman Tringali	✓			
Mayor Gonnelli	✓			

Adoption 4-23-24

Motion: RC	Yes	No	Abstain	Absent
Second: JG				
Councilman Costantino	✓			
Councilman McKeever		✓		
Councilman Clancy		✓		
Councilman Dehnert	✓			
Councilman Gerbasio	✓			
Councilwoman Tringali		✓		
Mayor Gonnelli	✓			