

Township of Vernon

Resolution #21-77

**RESOLUTION OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF VERNON IN
SUPPORT OF AN ADULT-USE CANNABIS RETAILER LICENSE
FOR CASTLE OF GREENS**

WHEREAS, adult-use cannabis is authorized in the State of New Jersey (“State”) pursuant to the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (the “Act”) and N.J.A.C. 17:30 *et seq.*, (collectively, “New Jersey Cannabis Laws”), which legalized the adult use of marijuana by adults 21 years of age or older and established a comprehensive regulatory and licensing scheme for commercial adult-use cannabis operations, use, and possession; and

WHEREAS the State of New Jersey recognizes the need for additional cannabis licenses, both in medical and adult-use programs, both of which are collectively regulated by the New Jersey Cannabis Regulatory Commission (“CRC”); and

WHEREAS on September 13, 2021, the Township Council of Vernon Township (the “Township”) adopted Ordinance 21-25 (the “Ordinance”) which authorized a maximum of three Cannabis Retailers within the Township; and

WHEREAS the Township recognizes that while the ultimate decision to approve new cannabis licensees is guided by the standards identified by the New Jersey Cannabis Laws and vested to the discretion of the CRC; and

WHEREAS the New Jersey Cannabis Laws recognize the necessity of ensuring that any potential licensee/permittee has the support of the local community, as evidenced by a resolution adopted by said municipality’s governing body indicating that the intended location is appropriately located or otherwise suitable for activities related to the operations of the proposed cannabis business; and

WHEREAS the New Jersey Cannabis Laws also require, in addition to the resolution identifying support of the local community, a letter from the Township’s governing body entrusted with zoning or land use that the proposed cannabis business location will conform to municipal zoning requirements allowing for activities related to the operations of the proposed cannabis business to be conducted at the location, and any variances granted as necessary; and

WHEREAS, Castle of Greens has indicated a desire to operate as a cannabis retailer, as that term is defined by the New Jersey Cannabis Laws, at the property identified as 218 Route 94, Vernon, NJ 07461, Block 385, Lots 12 and 13 on the official tax map of the Township; and

WHEREAS, Castle of Greens has requested proof of local support in accordance with the New Jersey Cannabis Laws and the CRC’s Notice of Application Acceptance for Personal Use Cannabis Licenses; and

WHEREAS, issuance of a license to Castle of Greens would not exceed the limitation on licenses set forth in the Ordinance; and

WHEREAS, the Mayor and Township Council recognize ample benefits to the Township and its residents associated with permitting a cannabis retailer site to be located within its border, including, but not limited to, job creation and use of local vendors for operational needs as well as anticipated dedicated tax revenues; and

WHEREAS, this Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.

NOW THEREFORE BE IT RESOLVED, by the Township Council of the Township of Vernon, in the County of Sussex, State of New Jersey, as follows:

1. The Township Council believes that the Township of Vernon will benefit from the location of an adult-use cannabis retailer within the Township's boundaries, subject to compliance with the Ordinance.
2. Cannabis Retailing is a conditional use in all commercial and retail zones within the Township and subject to the limitations set forth in accordance with the Ordinance.
3. Castle of Greens has submitted information regarding its business plan, including, but not limited to, its proposed location at the property identified as 218 Route 94, Vernon, NJ 07461, Block 385, Lots 12 and 13 on the official tax map of the Township and its intended use and operation of said property as a cannabis retailer, as that term is defined by New Jersey Cannabis Laws, subject to licensure by the CRC.
4. This Resolution should be viewed by the State as support by the Township of Castle of Greens' application, and an indication that the proposed location is appropriately located or otherwise suitable for the activities related to cannabis retailing as will be conducted at the proposed facility.
5. The zoning official, or his/her designee, is hereby authorized and directed to issue a letter and/or affidavit, as appropriate, identifying that the subject property will conform to local zoning requirements allowing for activities related to the operation of a cannabis retailer, as outlined in the Ordinance, and subject to the understanding and agreement with Castle of Greens that it will comply with any and all conditions required by the Ordinance.
6. This Resolution may be used by Castle of Greens as proof of local support required by the New Jersey Cannabis Laws and the CRC's Notice of Application Acceptance for Personal Use Cannabis Licenses.
7. This Resolution shall take effect immediately.