

ORDINANCE NO. 2025-12
TOWNSHIP OF EAST WINDSOR,
MERCER COUNTY, NEW JERSEY

**AN ORDINANCE AMENDING AND SUPPLEMENTING
CHAPTER 20, “ZONING”, SUBSECTION 20-16.3, “HC HIGHWAY
COMMERCIAL”, “CONDITIONAL USES”, AND SUBSECTION 20-16A.3,
“HC-2 HIGHWAY COMMERCIAL 2”, “CONDITIONAL USES”, OF THE
REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF EAST
WINDSOR**

WHEREAS, the Mayor and Council have determined that it is appropriate to permit a licensed Class 5 and Class 6 licensed cannabis business to operate in designated zone districts in the geographic boundaries of the Township, subject to regulations to protect the health, safety and welfare of the residents of the Township and to enforce rules and regulations consistent with State law; and

WHEREAS, on June 25, 2025, the Township Council adopted Ordinance 2025-06, creating a new Subsection 5-25, “Cannabis Regulation”, of the Revised General Ordinances, codifying the Class 5 Cannabis Retailer and Class 6 Delivery license requirements for the operation of a cannabis business within the HC and HC-2 Zones, located along US Route 130, between Conover Road and Route 133, where the property has frontage on US Route 130;

NOW THEREFORE, BE IT ORDAINED BY THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF EAST WINDSOR, in the County of Mercer and the State of New Jersey, as follows:

SECTION 1. Chapter 20, “Zoning”, Subsection 20-16.3, “HC Highway Commercial”, “Conditional Uses”, of the Revised General Ordinances is hereby amended and supplemented as follows: (deleted sections are noted by strikethroughs, new amendments are underlined).

f. In the HC Highway Commercial Districts, a cannabis establishment associated with a Class 5 Cannabis Retailer and a Class 6 Cannabis Delivery which is owned by and emanates from an approved Class 5 Cannabis Retailer location license issued by the Cannabis Regulatory Commission, or agency with regulatory jurisdiction of adult-use cannabis ("Permitted Cannabis Business") subject to compliance with the regulations set forth in Chapter 5-25, “Cannabis Regulation”, of the Revised General Ordinances and the following requirements:

(1.) A cannabis establishment must be licensed by the Township, in accordance with Chapter 5-25, “Cannabis Regulation”, of the Revised General Ordinances, and the permitting authority with regulatory jurisdiction of adult-use cannabis.

SECTION 2. Chapter 20, “Zoning”, Subsection 20-16A.3, “HC-2 Highway 2 Commercial”, “Conditional Uses”, of the Revised General Ordinances is hereby amended and supplemented as follows: (deleted sections are noted by strikethroughs, new amendments are underlined).

f. In the HC-2 Highway 2 Commercial Districts, a cannabis establishment associated with a Class 5 Cannabis Retailer and a Class 6 Cannabis Delivery which is owned by and emanates from an approved Class 5 Cannabis Retailer location license issued by the Cannabis Regulatory Commission, or agency with regulatory jurisdiction of adult-use cannabis ("Permitted Cannabis Business") subject to compliance with the regulations set forth in Chapter 5-25, “Cannabis Regulation”, of the Revised General Ordinances and the following requirements:

(1) A cannabis establishment must be licensed by the Township, in accordance with Chapter 5-25, “Cannabis Regulation”, of the Revised General Ordinances, and the permitting authority with regulatory jurisdiction of adult-use cannabis.

SECTION 2. Repealer. All ordinances and resolutions or parts thereof inconsistent

SECTION 3. Severability. If any paragraph, section, subsection, sentence, sentence clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision of such holding shall not affect the validity of the remaining paragraphs or sections hereof.

SECTION 4. Effective Date. This Ordinance shall take effect upon its passage, publication and filing with the Mercer County Planning Board, and as provided for by law.

ATTEST:

Allison Quigley,
Municipal Clerk

JANICE S. MIRONOV
Mayor

Introduced:

Adopted:

Effective: