

TO BE ADOPTED

RESOLUTION NO. _____

RESOLUTION OF THE PLANNING BOARD OF THE BOROUGH OF LAWNESIDE REGARDING AMENDMENT OF THE REDEVELOPMENT PLAN IN ORDINANCE No. 12-2021

WHEREAS, the Borough of Lawnside (“**Borough**”) adopted a Redevelopment Plan entitled “Preliminary Investigation for Determination of an Area in Need of Redevelopment and Redevelopment Plan” dated May 2005, Part II (“**Redevelopment Plan**,” the area for which the Borough has adopted the Redevelopment Plan shall be referred to herein as the “**Redevelopment Plan Area**”) and subsequently entered into a redevelopment agreement with Vineland Construction Co. (“**VCC**”) (“**Redevelopment Agreement**”) setting forth the terms and conditions on which VCC would employ the considerable property owned by it, along with other property in the Redevelopment Plan Area, for the purpose of implementing the Redevelopment Plan; and

WHEREAS, the Council recently adopted Ordinance No. 12-2021 which set forth the regulatory terms on which the Borough would permit certain cannabis businesses to operate in the Borough; in part Sections 2, 3 & 4 of that Ordinance amended the Redevelopment Plan to clarify that the flex and industrial buildings already permitted by the Redevelopment Plan can be used for the operation of a cannabis establishment (including cannabis cultivator, cannabis manufacturer, cannabis wholesaler, and and cannabis distributors but excluding cannabis retailer and cannabis delivery service) (collectively “**Permitted Cannabis Businesses**”), and prohibited any such “**Permitted Cannabis Businesses**” within any other location in the Borough; and

WHEREAS, in Resolution No. 87-2017 this Board has already reviewed and made recommendations regarding the adoption of the Redevelopment Plan that called for the redevelopment to include the flex and industrial buildings themselves; and

WHEREAS, although it is not clear that it N.J.S.A. 40A:12A-7 (e) is applicable under these circumstances, the Planning Board has reviewed the above described portions of Ordinance No. 12-2021 and hereby determines that they are consistent with the Master Plan, this Board having set forth in its Resolution 87-2017 the reasons why it viewed the previously approved Redevelopment Plan as consistent with the Master Plan.

NOW THEREFORE BE IT RESOLVED that the Planning Board of the Borough of Lawnside does hereby makes the findings set forth above and requests that this Resolution be submitted to the Council as the report of the Planning Board with respect to the above referenced portions of Ordinance No. 12-2021:

The Planning Board has reviewed the portions of Ordinance No.12-2021 that specifically clarifies that certain cannabis businesses can be operated in the previously approved flex and industrial buildings which are permitted by the Redevelopment Plan and that prohibits those such cannabis uses elsewhere in the Borough, and the Board considered them in relation to the Borough's Master Plan and hereby finds that the amendments to the Redevelopment Plan described above in this Resolution, and further described in Ordinance 12-2021, are substantially consistent with the Borough's Master Plan.

Rafiq Heigler,
Planning Board Chairman

Date

Angela Miller,
Planning Board Secretary

Date

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