

Adult Use Cannabis – Municipal Planning Perspective



John Barree, PP, AICP, LEED Green Associate

jbarree@hgapa.com

732-741-2900



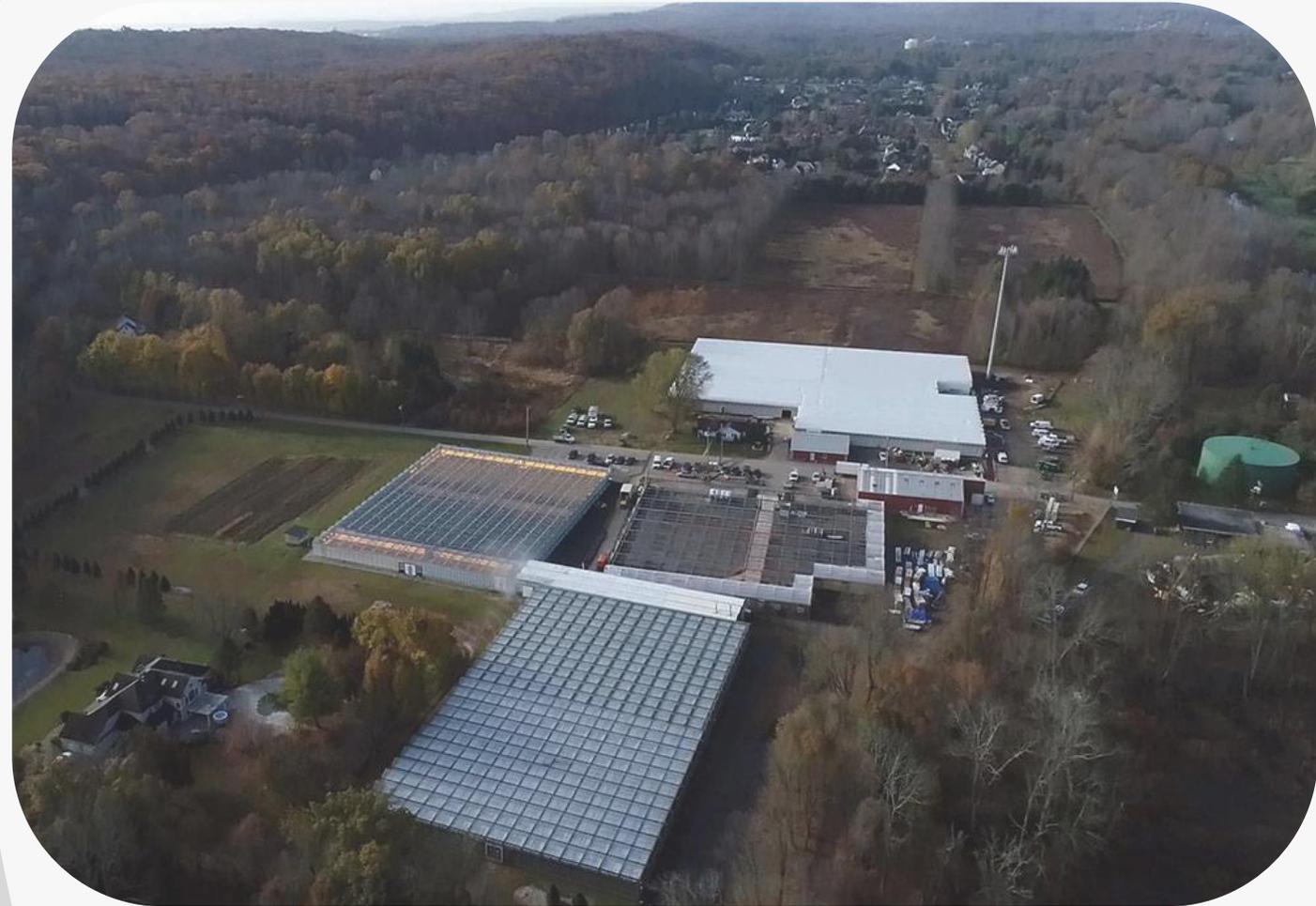
236 Broad St. Red Bank, NJ 07701
732-741-2900

Land Use and Zoning - General

- If Permitting, Make it Feasible!
 - Stringent Conditions Can = Zoned Out
 - Municipalities are seeing this in action!
- Permitted Use or Conditional Use?
 - What are appropriate conditions?
 - Distance Requirements – Be Careful!
- Appropriate Locations / Zones
- Operations
- Microbusinesses
- Number of Licenses
- Code Enforcement

Cultivation (1)

- Basics
 - Land that has been preserved with federal funds is not to be eligible for now.
 - No “Right to Farm” protections.
 - Cannabis cultivation cannot take place on farmland assessed land, so farmland assessment would cease – potential municipal property tax benefits.
- Appropriate Conditions?
 - Odor Mitigation
 - Fans
 - Charcoal Filters
 - Odor Neutralizer
 - Exhaust Stacks
 - Security
 - Design – As non-descript as possible.
 - Minimum Lot Area
 - Landscaping / Buffering
- Appropriate Location / Zones?
 - Existing Agricultural Zones
 - Industrial Parks
 - Business Parks



TerrAscend Facility – Boonton Township

Manufacturing (2), Wholesaling (3) & Distribution (4)

- How is it different?
 - Current demand - competition
- Appropriate Conditions?
 - Signage
 - Location
 - Security
 - Odor Control
- Appropriate Location / Zones?
 - Industrial Zones
 - Business Park / Warehouse Zones
 - Highway Commercial Zones



Typical Industrial Park Space Potentially Available for
Cannabis Uses – Ewing, NJ

Retail (5) & Delivery (6)

- Appropriate Conditions?
 - Safety and Security
 - Aesthetics
 - Hours of Operation
 - Odor Control
- Appropriate Location / Zones?
 - Downtown / Central Business District
 - Destination? Revitalization?
 - Parking / Walkability
 - Proximity to other uses
 - Highway
 - Volume
 - Pass-By Traffic
- On-site consumption?
- Curbside sales?
- Comparison to bars / liquor stores
- Microbusinesses



Downtown - Montclair



Highway-Oriented - Woodbridge

Quiz Question

If a municipality wants to allow cannabis uses with stringent, site-specific standards, how should the uses be defined?

- a) As a Permitted Use
- b) As a Conditional Use
- c) As a Variance Use



Design Standards / Aesthetics

- Signage - 17:30-14.2(f)
 - More stringent Municipal Requirements?
- Lighting
 - Minimum illumination levels – consider security / camera systems
 - Consider potential nuisance to neighbors
- Building / Architectural Standards?
 - “Apple Store Aesthetic”
 - Fenestration requirements / limitations?



Safety and Security - 17:30-9.10



DISPENSARY Surveillance Application Diagram

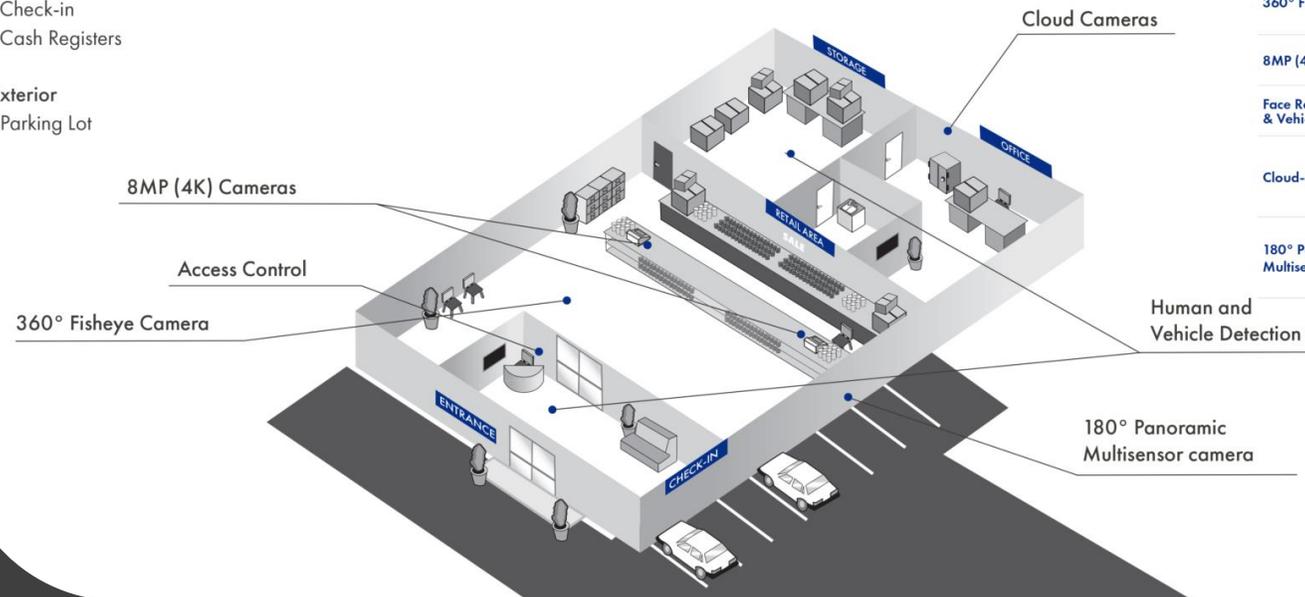
Interior & Exterior Applications

Interior

- Office
- Storage
- Retail Area
- Check-in
- Cash Registers

Exterior

- Parking Lot



FEATURE	BENEFIT
360° Fisheye Camera	Captures a 360° fisheye view using only one camera - Great for large for large spaces. Best when paired with an NRE series recorder
8MP (4K) Cameras	8MP (4K) cameras have 4x the resolution of 2MP HD. This allows for finer details when digitally zooming in
Face Recognition, Human & Vehicle Counting	These are advanced analytic cameras that can detect and count people and vehicles as well as alert you to their presence.
Cloud-enabled Cameras	Can record to the cloud (with subscription). Great for surveillance where recordings need to be off-site as on-site recordings can be tampered with or destroyed.
180° Panoramic Multisensor camera	This is a special camera that consists of four 2MP scenes electronically stitched to create one 8MP 180° panoramic view. One install sees wall to wall. Works with NRE series recorders.

- Cameras
- Access Control
- Staffing
- Procedures

State review is required + supplement with local Police / Cannabis Review Board / Land Use Board review



Parking & Traffic

- Initial hype vs. long-term?
- Comparison to Typical Retail
 - ITE 5th Edition (limited sample) = Average Peak Demand 7 spaces / 1,000 SF
 - Average size +/- 2,200 square feet
 - Typical Retail = 1.5 – 3 spaces / 1,000 SF
 - NJ “Suburban” Retail Ordinances = 3-5 spaces / 1,000 SF
- Parking & Traffic Study and Management
 - Shared Parking? Overflow?
 - Parking Management Techniques?
 - Traffic



Conclusion

- Understand your goals
- Reasonable, realistic standards and conditions
- Different needs for different licenses
- Aesthetics, Security, Parking, Nuisance Control
- Make sure the operators know what they are doing!

Thank you!

Questions?

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