

ORDINANCE NO. 2022-12

**AN ORDINANCE OF THE TOWNSHIP OF OCEAN,  
COUNTY OF OCEAN, STATE OF NEW JERSEY,  
ADOPTING AN AMENDMENT TO THE PHASE 1-  
ROUTE 9 REDEVELOPMENT PLAN**

**WHEREAS**, the Township of Ocean, County of Ocean, State of New Jersey (“the Township”) previously adopted Ordinance 2004-22 which adopted the Phase 1-Route 9 Redevelopment Plan on July 9, 2004 pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq.; and

**WHEREAS**, thereafter the Township adopted Redevelopment Plan Amendments to the Phase 1-Route 9 Redevelopment Plan dated July 14, 2005; and

**WHEREAS**, thereafter the Township adopted Redevelopment Plan Amendments to Phase 1-Route 9 Redevelopment Plan dated November 30, 2006; and

**WHEREAS**, the Township finds it necessary and appropriate to adopt a Redevelopment Plan Amendment prepared by the Township’s Professional Planner, Stan C. Slachetka, FAICP, PP, of T&M Associates; and

**WHEREAS**, the Redevelopment Plan Amendment has been prepared by the Township’s Planner and is dated April 14, 2022 which is attached hereto and made a part hereof; and

**WHEREAS**, the Township finds it necessary and appropriate to adopt the attached Redevelopment Plan Amendment.

**NOW THEREFORE, BE IT ORDAINED**, by the Township Committee of the Township of Ocean, County of Ocean, State of New Jersey, as follows:

**SECTION 1.** The Township hereby adopts the Redevelopment Plan Amendment to the Phase 1-Route 9 Redevelopment Plan prepared by Stan C. Slachetka, Professional Planner, of T&M Associates, dated April 14, 2022.

DASTI & ASSOCIATES  
ATTORNEYS AT LAW  
310 Lacey Road  
P.O. Box 779  
Forked River, N.J. 08731

**SECTION 2.** All ordinances or parts of ordinances inconsistent herewith are hereby repealed.

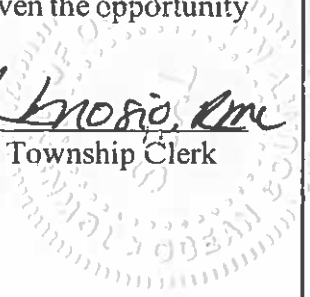
**SECTION 3.** If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held to be invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provisions, and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 4.** This Ordinance shall take effect after second reading and publication as required by law.

**NOTICE**

**NOTICE IS HEREBY GIVEN** that the foregoing Ordinance was introduced and passed by the Township Committee on first reading at a meeting of the Township Committee of the Township of Ocean on the 19<sup>th</sup> day of April, 2022, at 6:00 PM. and will be considered for second and final passage at a meeting of the Township Committee to be held on the 17<sup>th</sup> day of May, 2022, at 6:00 PM. at the Municipal Building located at 50 Railroad Ave, Ocean, New Jersey, at which time and place any persons desiring to be heard upon the same will be given the opportunity to be so heard.

  
**DIANE B. AMBROSIO**, Township Clerk  
Township of Ocean



DASTI & ASSOCIATES

ATTORNEYS AT LAW

310 Lacey Road  
P.O. Box 779  
Forked River, N.J. 08731

Resolution 2022-10

# Redevelopment Plan Amendment Phase 1 — Route 9 Redevelopment Plan

Township of Ocean  
Ocean County, New Jersey

Prepared:  
April 14, 2022

Prepared by:



T&M Associates  
11 Tindall Road  
Middletown, NJ 07748

Stan C. Slachetka, FAICP, PP  
NJ Professional Planner No.: 33LI00350800

*The original of this document has been signed  
and sealed in accordance with New Jersey Law.*

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## Introduction and Purpose

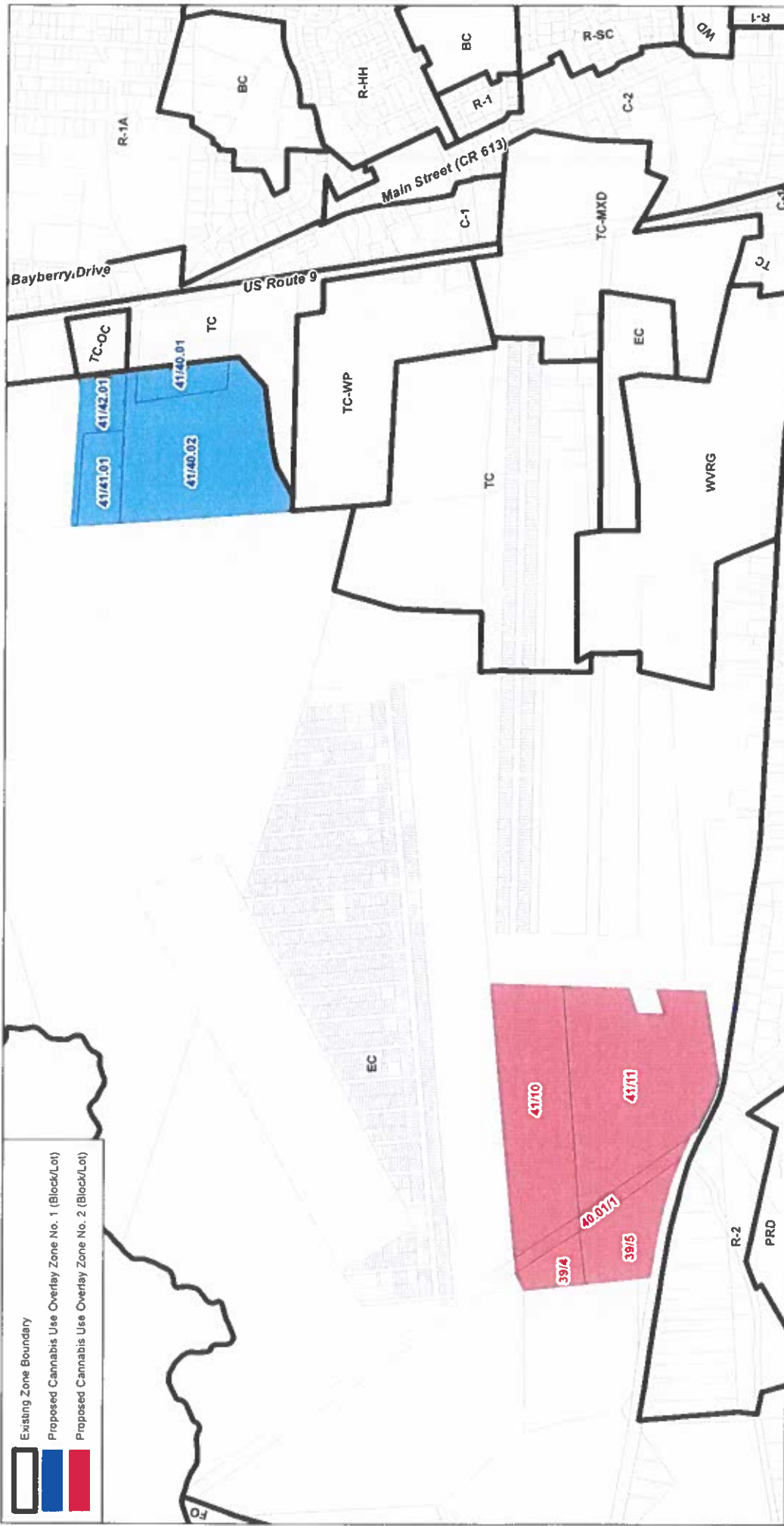
The purpose of this amendment to the *Phase 1 — Route 9 Redevelopment Plan* is to include “medical cannabis dispensaries” among the principal permitted uses of the Redevelopment Plan Area. With recent legal changes in the State of New Jersey, there has been significant interest in the development of cannabis businesses in the Township of Ocean. This amendment to the *Phase 1 — Route 9 Redevelopment Plan* responds to this interest by providing increased development flexibility within the Redevelopment Plan Area.

## Proposed Redevelopment Plan Amendment

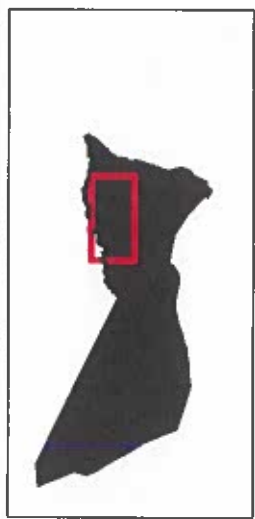
The list of principal permitted uses that is found on Page 9 of the *Phase 1 — Route 9 Redevelopment Plan* is hereby amended as follows (text to be added is bold and underlined; text to be deleted is bold and stricken through):

### Principal Permitted Uses:

1. Retail stores and service establishments
2. Professional offices
3. General business offices
4. Drugstores
5. Restaurants and cafés, including fast food restaurants in association with a pedestrian-oriented commercial center so long as such restaurants provide for outdoor seating and dining areas providing linkage to the adjoining pedestrian and bikeway path network
6. Mixed use buildings containing a combination of permitted uses
7. Community and municipal buildings
8. Apartments (on upper floors)
9. Hotels and banquet uses
10. Bars and taverns
11. Open space land permanently protected through conservation easements
12. Food stores/supermarkets as part of a pedestrian-oriented commercial center
13. Financial institutions with drive thru facilities in association with a pedestrian-oriented commercial center so long as such institutions provide a walk-up banking facility with linkage to the adjoining pedestrian and bikeway path network
14. Age-restricted residential housing, including accessory uses associated with such facilities, such as community centers and club houses
15. Medical cannabis dispensary as defined in §410-8 (n.b., a maximum of one [1] medical cannabis dispensary shall be permitted within the Route 9 Redevelopment Area)



**Proposed Cannabis Use Overlay Zones  
Ocean Township  
Ocean County, New Jersey**



Existing Zone Boundary  
 Proposed Cannabis Use Overlay Zone No. 1 (Block/Lot)  
 Proposed Cannabis Use Overlay Zone No. 2 (Block/Lot)

11 Tindall Road  
 Middletown, NJ 07748-2792  
 Phone: 732-671-6400  
 Fax: 732-671-7365  
 www.tandmassociates.com



Source: Ocean County GIS (Tax Parcels), T&M Associates (Zoning Layer, Proposed Cannabis Use Overlay Zone)  
 File Path: G:\OTWP\G2101\GIS\Projects\Cannabis Ordinance Map.mxd  
 Prepared by: RED, 04/13/22