

**BOROUGH OF JAMESBURG**  
**GOVERNING BODY MEETING**  
**MINUTES**  
**July 21, 2021**  
**7:00 PM**

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**CALL TO ORDER:** This meeting is being held pursuant to the Open Public Meetings Act of 1974 and all provisions of that Act have been met. Any contracts awarded require the contractor to comply with N.J.S.A.10:5-31 et.seq. and N.J.A.C. 17:27. Also, in the event of a fire and pursuant to the N.J. Uniform Fire Code, members of the audience are requested to take notice of the exits at the front and rear of the Council Chambers as well as in the main hallway.

**FLAG SALUTE:**

Led by Mayor Lowande

**ROLL CALL:**

Mayor Lowande  
Council President Sussman  
Council Member Czarnaki  
Council Member Ludas  
Council Member Rampacek  
Council Member Rutsky  
Council Member Shaughnessy  
Administrator Frueh - ***ABSENT***  
Borough Attorney – Raffetto

**MOTION TO OPEN TO PUBLIC COMMENT:**

Proposed By: Shaughnessy

Seconded By: Rampacek

Hugh Giordano – Mr. Giordano is part of the Labor Union for cannabis. He works with Union brothers and sisters, and the National Cannabis Program. The cannabis has been a hot topic for years. If interested, he can offer everyone a full tour of the dispensary in Woodbridge.

Bertin Lefkovic – 27 Lake Street – Thank you for what you are doing. I am asking for a referendum regarding public consumption, concerns about public spaces, alcohol and tobacco. Will the Ordinance impact Thompson Park? Mayor Lowande explained the park is not Jamesburg. Alos, no public consumption of alcohol is allowed in town.

John Walker – 65 Half Acre Road – Mr. walker is the Chairman of the Land Use Board. Whatever the Council asks of us, we will uphold. There are a couple of things he would like to see in the Ordinance: parking, storage of product, fire alarm system. This would include a nox-box for a key so the Fire Department would have access to the building in case of a fire.

**MOTION TO CLOSE TO PUBLIC COMMENT:**

Proposed By: Sussman

Seconded By: Shaughnessy

**2021 MUNICIPAL BUDGET PUBLIC HEARING AND ADOPTION**

Finance Chair Samantha Rampacek explained the budget had no amendments. There will be a 5-6 cent increase to the taxpayers. The police salaries have been adjusted and are less due to monies we received from the county.

**MOTION TO OPEN TO PUBLIC COMMENT:**

Proposed By: Shaughnessy

Seconded By: Rampacek

No one from the public wished to speak on the 2020 Municipal Budget.

**MOTION TO CLOSE TO PUBLIC COMMENT:**

Proposed By: Sussman

Seconded By: Shaughnessy

**ORDINANCE FIRST READING BY TITLE – Public Hearing August 18, 2021**

**ORDINANCE # 09-21**

**AN ORDINANCE PERMITTING THE OPERATION OF CANNABIS WHOLESALER AND CANNABIS DISTRIBUTOR BUSINESSES WITHIN THE GEOGRAPHIC BOUNDARIES OF THE BOROUGH OF JAMESBURG (SUBJECT TO LIMITATIONS, CONDITIONS AND RESTRICTIONS), AND PROHIBITING THE OPERATION OF OTHER CLASSES OF CANNABIS BUSINESSES, AND AMENDING AND SUPPLEMENTING THE “REVISED GENERAL ORDINANCES OF THE BOROUGH OF JAMESBURG” IN NUMEROUS RESPECTS.**

**WHEREAS**, in 2020 New Jersey voters approved Public Question No. 1, which amended the New Jersey Constitution to allow for the legalization of a controlled form of marijuana called “cannabis” for adults at least 21 years of age; and

**WHEREAS**, Public Question No. 1 was approved by the voters of Jamesburg Borough (the “Borough”), in the County of Middlesex and State of New Jersey, by a margin of 1,486 (67%) in favor and 733 (33%) opposed; and

**WHEREAS**, on February 22, 2021, Governor Murphy signed into law P.L. 2021, c. 16, known as the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), which legalizes the recreational use of marijuana by adults 21 years of age or older, and establishes a comprehensive regulatory and licensing scheme for commercial recreational (adult use) cannabis operations, use and possession; and

**WHEREAS**, the Act establishes six marketplace classes of licensed businesses, including:

- Class 1 Cannabis Cultivator license, for facilities involved in growing and cultivating cannabis;
- Class 2 Cannabis Manufacturer license, for facilities involved in the manufacturing, preparation, and packaging of cannabis items;
- Class 3 Cannabis Wholesaler license, for facilities involved in obtaining and selling cannabis items for later resale by other licensees;
- Class 4 Cannabis Distributor license, for businesses involved in transporting cannabis plants in bulk from one licensed cultivator to another licensed cultivator, or cannabis items in bulk from any type of licensed cannabis business to another;
- Class 5 Cannabis Retailer license for locations at which cannabis items and related supplies are sold to consumers; and
- Class 6 Cannabis Delivery license, for businesses providing courier services for consumer purchases that are fulfilled by a licensed cannabis retailer in order to make deliveries of the purchases items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer.

**WHEREAS**, section 31a of the Act authorizes municipalities by ordinance to adopt ordinances or regulations governing the number of cannabis establishments (defined in section 3 of the Act as “a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer”), cannabis distributors or cannabis delivery services allowed to operate within their boundaries, as well as the location, manner, and times of operation of such establishments and distributors, but not the time of operation of delivery services, and establishing civil penalties for the violation of any such regulations; and

**WHEREAS**, section 31b of the Act requires municipalities that wish to prohibit or regulate one or more classes of cannabis-related activities do so only pursuant to an ordinance enacted pursuant to the specific authority to do so by section 31b, and invalidates any ordinance prohibiting one or more types of

cannabis-related activities within the jurisdiction of the municipality enacted prior to February 22, 2021 as null and void,

**WHEREAS**, section 31b of the Act authorizes municipalities by ordinance to prohibit the operation of any one or more classes of cannabis establishments, distributors, or delivery services anywhere in the municipality, but not to prohibit the delivery of cannabis items and related supplies by a delivery service; and

**WHEREAS**, section 31b of the Act also stipulates, however, that any municipal regulation or prohibition must be adopted within 180 days of the effective date of the Act (*i.e.*, by August 22, 2021); and

**WHEREAS**, pursuant to section 31b of the Act, the failure to do so shall mean that for a period of five years thereafter, the growing, cultivating, manufacturing, selling and reselling of cannabis and cannabis items shall be permitted uses in all industrial zones, and the retail selling of cannabis items to consumers shall be a conditional use in all commercial and retail zones; and

**WHEREAS**, at the conclusion of the initial and any subsequent five-year period following a failure to enact local regulations or prohibitions, the municipality shall again have 180 days to adopt an ordinance regulating or prohibiting cannabis businesses, but any such ordinance would be prospective only and would not apply to any cannabis business already operating within the municipality; and

**WHEREAS**, section 40 of the Act permits a municipality to adopt an ordinance imposing a transfer tax on the sale of cannabis or cannabis items by a cannabis establishment that is located in the municipality on receipts from the sale of cannabis by a cannabis cultivator to another cannabis cultivator; receipts from the sale of cannabis items from one cannabis establishment to another cannabis establishment; receipts from the retail sales of cannabis items by a cannabis retailer to retail consumers who are 21 years of age or older; or any combination thereof and to set its own rate or rates, but in no case exceeding: two percent of the receipts from each sale by a cannabis cultivator; two percent of the receipts from each sale by a cannabis manufacturer; one percent of the receipts from each sale by a cannabis wholesaler; and two percent of the receipts from each sale by a cannabis retailer; and

**WHEREAS**, the Borough Council has determined that allowing and regulating one or more classes of cannabis business within the Borough is at this time necessary and appropriate, and in the best interest of the health, safety and welfare of the Borough's residents and members of the public who visit, travel, or conduct business in the Borough, and amending its Land Development Ordinance to permit such cannabis-related activities, including land use and development, specified herein within certain geographic boundaries within the Borough, is also necessary and appropriate;

**NOW THEREFORE, BE IT ORDAINED**, by the Borough Council of the Borough of Jamesburg, in the County of Middlesex, and State of New Jersey, as follows:

1. That, pursuant to section 31b of the "New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act" (P.L. 2021, c. 16) (the "Act"), all cannabis establishments, cannabis distributors and cannabis delivery services are hereby prohibited from locating in Jamesburg Borough except as provided herein, and subject to the limitations, conditions and restrictions set forth herein, as may be amended from time to time. The above

prohibition shall not, however, apply to the delivery of cannabis items and related supplies (including cannabis paraphernalia) by a delivery service within the geographical boundaries of the municipality.

2. That one (1) business that holds a Class 3 Cannabis Wholesaler License, as issued by the State Cannabis Regulatory Commission with the approval of the Borough of Jamesburg, shall be permitted as a conditional use, subject to all of the terms, conditions and restrictions set forth within this Ordinance, in the following zoning districts of the Borough: NC Neighborhood Commercial District, CBD Central Business District, or RB Retail Business District. No more than one (1) cannabis wholesaler shall be permitted to locate within the geographical boundaries of the Borough of Jamesburg.
3. That one (1) business that holds a Class 4 Cannabis Distributor License, as issued by the State Cannabis Regulatory Commission with the approval of the Borough of Jamesburg, shall be permitted as a conditional use, subject to all of the terms, conditions and restrictions set forth within this Ordinance, in the following zoning districts of the Borough: NC Neighborhood Commercial District, CBD Central Business District, or RB Retail Business District. No more than one (1) cannabis distributor shall be permitted to locate within the geographical boundaries of the Borough of Jamesburg.
4. That a transfer tax payable to the Borough of Jamesburg in the amount of one percent (1%) on receipts from the sale of cannabis or cannabis items from a cannabis wholesaler to another cannabis establishment is hereby established, in accordance with the Act and as set forth herein. Additionally, a user tax payable to the Borough of Jamesburg in the amount of one percent (1%) on receipts from the sale of cannabis or cannabis items is hereby established and shall be imposed upon any concurrent license holder operating more than one cannabis establishment, in accordance with the Act and as set forth herein.
5. That Chapter 3, entitled "Police Regulations," of the "Revised General Ordinances of the Borough of Jamesburg" (also referenced as the "Borough Code"), is hereby amended and supplemented in order to create a new Section 3-7 thereof, to be entitled "Consumption of Cannabis In Public Places," as follows (additions are shown with underline):

**3-7 CONSUMPTION OF CANNABIS IN PUBLIC PLACES.**

**3-7.1 Definitions.**

Unless otherwise expressly stated, the following words and terms shall, for the purpose of this Section, have the meanings indicated:

CANNABIS - all parts of the plant Cannabis sativa L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in

accordance with the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act., P.L.2021, c.16 (C. 24:6L-1, et seq.) for use in cannabis products, and medical cannabis intended for consumption by registered qualifying patients pursuant to the Jake Honig Compassionate Use Medical Cannabis Act, P.L.2009, c.307 (C.24:6L-1, et al.) and P.L.2015, c.158 (C.18A:40-12.22 et al.); but shall under no circumstance include marijuana as defined in N.J.S.2C:35-27 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L.2001, c.114 (C.2C:35B-1 et seq.), or marihuana as defined in section of P.L.1970, c.226 (C.24:21-2) and applied to any offense set forth in the “New Jersey Controlled Dangerous Substances Act,” P.L.1970, c.226 (C.24:21-1 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the “New Jersey Hemp Farming Act,” P.L.2019, c.238 (C.4:28-6 et al.).

CANNABIS ITEM - any usable cannabis, cannabis product, cannabis extract, and any other cannabis resin including any form of medical cannabis intended for consumption by registered qualifying patients pursuant to the “Jake Honig Compassionate Use Medical Cannabis 5 Act,” P.L.2009, c.307 (C.24:6L-1 et al.) and P.L.2015, c.158 6 (C.18A:40-12.22 et al.).

CONSUME – as relates to cannabis items, the act of ingesting, inhaling, or otherwise introducing cannabis items into the human body.

PUBLIC PLACE – for purposes of this section, a public place shall mean any place to which the public has access that is not privately owned, including but not limited to a public street, roadway, avenue, thoroughfare, lane, alley, plaza, sidewalk, bridge, public transportation facility, public parking space or lot, vehicle used for public transportation, public swimming pool, public park, public playground or other public recreation area, public library, or any other public building, structure or area which is owned or controlled by a State, county or local government unit.

### **3-7.2 Public Consumption Prohibited.**

No person shall smoke, burn, vape, aerosolize or otherwise consume any cannabis item in or upon:

- A. A public place within the Borough of Jamesburg.
- B. A private motor vehicle while the same is in motion or while parked in any public place within the Borough of Jamesburg.
- C. A private property not his/her own, without the express permission of the owner or other person having authority to grant such permission.

### **3-7.3 Violations and Penalties.**

Any person convicted of a violation of this Section shall be subject the General Penalty provisions set forth in Section 1-5 of the Borough Code, as amended from time to time, for each and every violation.

6. That Chapter 27, entitled “The Land Development Ordinance of the Borough of Jamesburg,” of the “Revised General Ordinances of the Borough of Jamesburg” (also referenced as the “Borough Code”), is hereby amended and supplemented at Section 27-16 thereof, entitled “Definitions and descriptions,” in order to include the following new definitions (additions are shown with underline):

**27-16 Definitions and descriptions.**

CANNABIS - all parts of the plant Cannabis sativa L., whether growing or not, the seeds thereof, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its seeds, except those containing resin extracted from the plant, which are cultivated and, when applicable, manufactured in accordance with the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act., P.L.2021, c.16 (C. 24:6L-1, et seq.) for use in cannabis products, and medical cannabis intended for consumption by registered qualifying patients pursuant to the Jake Honig Compassionate Use Medical Cannabis Act, P.L.2009, c.307 (C.24:6I-1, et al.) and P.L.2015, c.158 (C.18A:40-12.22 et al.); but shall under no circumstance include marijuana as defined in N.J.S.2C:35-27 and applied to any offense set forth in chapters 35, 35A, and 36 of Title 2C of the New Jersey Statutes, or P.L.2001, c.114 (C.2C:35B-1 et seq.), or marihuana as defined in section of P.L.1970, c.226 (C.24:21-2) and applied to any offense set forth in the “New Jersey Controlled Dangerous Substances Act,” P.L.1970, c.226 (C.24:21-1 et al.); or hemp or a hemp product cultivated, handled, processed, transported, or sold pursuant to the “New Jersey Hemp Farming Act,” P.L.2019, c.238 (C.4:28-6 et al.).

CANNABIS CULTIVATOR – any licensed person or entity that grows, cultivates, or produces cannabis in the State of New Jersey, and sells, and may transport, this cannabis to other cannabis cultivators, or usable cannabis to cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity must hold a Class 1 Cannabis Cultivator License as issued by the State Cannabis Regulatory Commission.

CANNABIS DELIVERY SERVICE – any licensed person or entity that provides courier services for consumer purchases of cannabis items and related supplies fulfilled by a cannabis retailer in order to make deliveries of the cannabis items and related supplies to that consumer, and which services include the ability of a consumer to purchase the cannabis items directly through the cannabis delivery service, which after presenting the purchase order to the cannabis retailer for fulfillment, is delivered to that consumer. This person or entity must hold a Class 6 Cannabis Delivery license as issued by the State Cannabis Regulatory Commission.

CANNABIS DISTRIBUTOR – any licensed person or entity that transports cannabis in bulk intrastate from one licensed cannabis cultivator to another licensed cannabis cultivator, or transports cannabis items in bulk intrastate from any one class of licensed cannabis establishment to another class of licensed cannabis establishment, and may engage in the temporary storage of cannabis or cannabis items as necessary to carry out transportation activities. This person or entity must hold a Class 4 Cannabis Distributor License as issued by the State Cannabis Regulatory Commission with the approval of the Borough of Jamesburg.

CANNABIS ESTABLISHMENT – a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer.

CANNABIS EXTRACT – a substance obtained by separating resins from cannabis by: (1) a chemical extraction process using a hydrocarbon-based solvent, such as butane, hexane, or propane; (2) a chemical extraction process using the hydrocarbon-based solvent carbon dioxide, if the process uses high heat or pressure; or (3) any other process identified by the State Cannabis Regulatory Commission by rule or regulation.

CANNABIS ITEM - any usable cannabis, cannabis product, cannabis extract, and any other cannabis resin including any form of medical cannabis intended for consumption by registered qualifying patients pursuant to the “Jake Honig Compassionate Use Medical Cannabis 5 Act,” P.L.2009, c.307 (C.24:6I-1 et al.) and P.L.2015, c.158 6 (C.18A:40-12.22 et al.).

CANNABIS MANUFACTURER – any licensed person or entity that processes cannabis items in the State of New Jersey by purchasing or otherwise obtaining usable cannabis, manufacturing, preparing, and packaging cannabis items, and selling, and optionally transporting, these items to other cannabis manufacturers, cannabis wholesalers, or cannabis retailers, but not to consumers. This person or entity must hold a Class 2 Cannabis Manufacturer License as issued by the State Cannabis Regulatory Commission.

CANNABIS PARAPHERNALIA – any equipment, products, or materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, composting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, vaporizing, or containing cannabis, or for ingesting, inhaling, or otherwise introducing a cannabis item into the human body. “Cannabis paraphernalia” does not include drug paraphernalia as defined in N.J.S.A. 2C:36-1 and which is used or intended for use to commit a violation of Chapter 35 or 36 of Title 2C of the New Jersey statutes.

CANNABIS PRODUCT - a product containing usable cannabis, cannabis extract, or any other cannabis resin and other ingredients intended for human consumption



or use, including a product intended to be applied to the skin or hair, edible cannabis products, ointments, and tinctures.

CANNABIS RETAILER – any licensed person or entity that purchases or otherwise obtains usable cannabis from cannabis cultivators and cannabis items from cannabis manufacturers or cannabis wholesalers, and sells these to consumers from a retail store, and may use a cannabis delivery service or a certified cannabis handler for the off-premises delivery of cannabis items and related supplies to consumers. A cannabis retailer shall also accept consumer purchases to be fulfilled from its retail store that are presented by a cannabis delivery service which will be delivered by the cannabis delivery service to that consumer. This person or entity must hold a Class 5 Cannabis Retailer License as issued by the State Cannabis Regulatory Commission.

CANNABIS WHOLESALER – any licensed person or entity that purchases or otherwise obtains, stores, sells or otherwise transfers, and may transport, cannabis items for the purpose of resale or other transfer to either another cannabis wholesaler or to a cannabis retailer, but not to consumers. This person or entity must hold a Class 3 Cannabis Wholesaler License as issued by the State Cannabis Regulatory Commission with the approval of the Borough of Jamesburg.

CONSUMER – a person 21 years of age or older who purchases, directly or through a cannabis delivery service, acquires, owns, holds, or uses cannabis items for personal use by a person 21 years of age or older, but not for resale to others.

CONSUMPTION – as relates to cannabis items, the act of ingesting, inhaling, or otherwise introducing cannabis items into the human body.

DELIVERY – as relates to cannabis items, the transportation of cannabis items and related supplies to a consumer.

PLAYGROUND – any outdoor facility (including any parking lot appurtenant thereto) intended for recreation, open to the public, and with any portion thereof containing three or more separate apparatus intended for the recreation of children including, but not limited to, sliding boards, swingsets, and teeterboards.

PUBLIC BUILDING – a building owned or controlled by a State, county or local government unit.

PUBLIC PARK – a park, recreation facility or area or playground owned or controlled by a State, county or local government unit.

7. That Chapter 27, entitled “The Land Development Ordinance of the Borough of Jamesburg,” of the “Revised General Ordinances of the Borough of Jamesburg” (also referenced as the “Borough Code”), is hereby amended and supplemented at Section 27-24 thereof, entitled

“Prohibited Uses in all Districts,” in the following specific respects (additions are shown with underline):

**27-24 Prohibited Uses in all districts.**

All uses not expressly permitted by this Ordinance are prohibited in all districts (unless permitted by conditional use permit as elsewhere in this Ordinance provided), such prohibition to include but not be limited to the following:

- A. Adult Entertainment Uses.
- B. Drug Paraphernalia Stores.
- C. Junk Shops.
- D. Junk Yard.
- E. Massage Parlors.
- F. Mobile Homes.
- G. Any use which, pursuant to the standards set forth in this Ordinance emits excessive or objectionable amounts of dust, fumes, noise, smoke, vibrations or waste products.
- H. The use of any portable building or structure, stationary vehicle or stand of any description for the purpose of displaying or selling of food, merchandise or commodities of any kind.
- I. The use of a building or structure of a temporary nature on any lot or parcel of land for living or sleeping purposes in any district on either a temporary or permanent basis.
- J. Billboards.
- K. The conversion of single-family detached dwellings into two- or multi-family dwellings.
- L. All cannabis operations and all classes of licensed cannabis businesses, except for one (1) cannabis wholesaler and one (1) cannabis distributor which may be permitted as a conditional use in

certain zoning districts as set forth in this Chapter. This prohibition shall not, however, apply to the delivery of cannabis items and related supplies (including cannabis paraphernalia) by a delivery service within the geographical boundaries of the municipality.

8. That Chapter 27, entitled “The Land Development Ordinance of the Borough of Jamesburg,” of the “Revised General Ordinances of the Borough of Jamesburg” (also referenced as the “Borough Code”), is hereby amended and supplemented at Article IX thereof, entitled “NC Neighborhood Commercial Zone,” in the following specific respects (additions are shown with underline):

**ARTICLE IX**

**NC NEIGHBORHOOD COMMERCIAL ZONE**

**27-59 Conditional Uses.**

The following conditional uses shall be permitted in the zone:

- A. Earth terminal or earth terminal antennae, subject to the requirements of Section 27-107.
- B. Public utility installations, subject to the requirements of Section 27-108.
- C. One (1) cannabis wholesaler, subject to the requirements of Section 27-114.1.
- D. One (1) cannabis distributor, subject to the requirements of Section 27-114.2.

9. That Chapter 27, entitled “The Land Development Ordinance of the Borough of Jamesburg,” of the “Revised General Ordinances of the Borough of Jamesburg” (also referenced as the “Borough Code”), is hereby amended and supplemented at Article X thereof, entitled “CBD Central Business District Zone,” in the following specific respects (additions are shown with underline):

**ARTICLE X**

**CBD CENTRAL BUSINESS DISTRICT ZONE**

**27-65 Conditional Uses.**

The following conditional uses shall be permitted in the zone:

- A. Earth terminal or earth terminal antennae, subject to the requirements of Section 27-107.
- B. Public utility installations, subject to the requirements of Section 27-108.

- C. Childcare centers, subject to the requirements of Section 27-109.
- D. One (1) cannabis wholesaler, subject to the requirements of Section 27-114.1.
- E. One (1) cannabis distributor, subject to the requirements of Section 27-114.2.

10. That Chapter 27, entitled “The Land Development Ordinance of the Borough of Jamesburg,” of the “Revised General Ordinances of the Borough of Jamesburg” (also referenced as the “Borough Code”), is hereby amended and supplemented at Article XIV thereof, entitled “RB Retail Business Zone,” in the following specific respects (additions are shown with underline):

**ARTICLE XIV**  
**RB RETAIL BUSINESS ZONE**

**27-85 Conditional Uses.**

The following conditional uses shall be permitted in the zone:

- A. Earth terminal or earth terminal antennae, subject to the requirements of Section 27-107.
- B. Public utility installations, subject to the requirements of Section 27-108.
- C. Childcare centers, subject to the requirements of Section 27-109.
- D. One (1) cannabis wholesaler, subject to the requirements of Section 27-114.1.
- E. One (1) cannabis distributor, subject to the requirements of Section 27-114.2.

11. That Chapter 27, entitled “The Land Development Ordinance of the Borough of Jamesburg,” of the “Revised General Ordinances of the Borough of Jamesburg” (also referenced as the “Borough Code”), is hereby amended and supplemented at Article XVIII thereof, entitled “Conditional Uses,” in order to create a new Section 27-114.1, which shall be entitled “Cannabis Wholesaler,” as follows (additions are shown with underline):

**27-114.1 Cannabis Wholesaler.**

One (1) cannabis wholesaler shall be permitted as a conditional use in the NC Neighborhood Commercial District, CBD Central Business District, or RB Retail Business District, subject to site plan review and the following conditions (to the extent not inconsistent with State law or regulation):

- A. No more than one (1) cannabis wholesaler shall be permitted to locate within the geographical boundaries of the Borough of Jamesburg.
- B. The facility shall meet all of the requirements for licensure by the New Jersey Cannabis Regulatory Commission and/or the New Jersey Department of Health, and be approved by the Borough of Jamesburg.
- C. Enclosed building: All cannabis wholesaling activities shall take place within an enclosed building. The cannabis wholesaler shall be the sole occupant of its building.
- D. Security: All structures shall be designed incorporating safety and security barriers, to prevent the unlawful and unauthorized entry into the structures as prescribed by State law.
  - 1. There shall be controlled access to the site, with 24/7 on-site video monitoring of the exterior and interior of the facility, which video shall be retained and stored for the period prescribed by State law, but in no case shall such video be retained and stored for less than thirty (30) days.
  - 2. Plans and reports depicting or describing access and security details information concerning the facility shall be deemed and protected as confidential security documents, exempt from disclosure as public records.
- E. Hours of Operation: The maximum permitted hours of operation for a cannabis wholesaler shall be between 9:00 a.m. and 9:00 p.m. (EST).
- F. There shall be no direct sales to the public from the property. Nothing herein shall permit the retail sale of cannabis items or cannabis products to consumers, the dispensing of cannabis items or cannabis products directly to consumers, or the direct point sale or distribution of cannabis items or cannabis products except to other cannabis businesses licensed by the State.
- G. Noise: Cannabis wholesaler facilities shall operate in compliance with state and local noise laws and regulations, except in emergency situations requiring the use of a backup generator.
- H. Odor: Cannabis wholesaler operations shall utilize available technology to filter and recirculate air, so that odors are not discernable by a reasonable person beyond the property line.

- I. Location: A cannabis wholesaler may not be located within one thousand (1,000) linear feet of a public or private school (including a college, junior college or university), nor within five hundred (500) linear feet of any of the following uses: a church or similar place of worship, a family day care home, a child care center, a playground, a public park, or a public building. The distance limitations referenced herein shall be measured from the lot line of the other use to the nearest portion of the building containing a cannabis wholesaler operation. The subsequent approval of a school or any other use referenced above in proximity to the cannabis wholesaler use shall not render any existing cannabis wholesaler business a nonconforming use.
- J. Emergency power: Cannabis wholesaling operations shall have a backup generator, capable of maintaining at a minimum all electronic security systems in the event of a power failure.
- K. Signs: Cannabis wholesaling facilities shall only be permitted to have one sign, displaying the business name and/or site address only, in compliance with sign requirements for the applicable Zone.
- L. Lighting: No light generated by any cannabis wholesaling activities shall result in measurable light changes at the nearest property boundary to each structure.
- M. Consumption: No cannabis or cannabis product shall be smoked, eaten or otherwise consumed on the premises of any cannabis wholesaling facility.
- N. A cannabis wholesaler shall undertake best efforts to employ at least one (1) Jamesburg resident per every ten (10) employees of the cannabis wholesaler operation.

12. That Chapter 27, entitled “The Land Development Ordinance of the Borough of Jamesburg,” of the “Revised General Ordinances of the Borough of Jamesburg” (also referenced as the “Borough Code”), is hereby amended and supplemented at Article XVIII thereof, entitled “Conditional Uses,” in order to create a new Section 27-114.2, which shall be entitled “Cannabis Distributor,” as follows (additions are shown with underline):

**27-114.2 Cannabis Distributor.**

One (1) cannabis distributor shall be permitted as a conditional use in the NC Neighborhood Commercial District, CBD Central Business District, or RB Retail

Business District, subject to site plan review and the following conditions (to the extent not inconsistent with State law or regulation):

- A. No more than one (1) cannabis distributor shall be permitted to locate within the geographical boundaries of the Borough of Jamesburg.
- B. The facility shall meet all of the requirements for licensure by the New Jersey Cannabis Regulatory Commission and/or the New Jersey Department of Health, and be approved by the Borough of Jamesburg.
- C. Enclosed building: All cannabis distributing activities shall take place within an enclosed building. The cannabis distributor shall be the sole occupant of its building.
- D. Security: All structures shall be designed incorporating safety and security barriers, to prevent the unlawful and unauthorized entry into the structures as prescribed by State law.
  - 1. There shall be controlled access to the site, with 24/7 on-site video monitoring of the exterior and interior of the facility, which video shall be retained and stored for the period prescribed by State law, but in no case shall such video be retained and stored for less than thirty (30) days.
  - 3. Plans and reports depicting or describing access and security details information concerning the facility shall be deemed and protected as confidential security documents, exempt from disclosure as public records.
- E. Hours of Operation: The maximum permitted hours of operation for a cannabis distributor shall be between 9:00 a.m. and 9:00 p.m. (EST).
- F. There shall be no direct sales to the public from the property. Nothing herein shall permit the retail sale of cannabis items or cannabis products to consumers, the dispensing of cannabis items or cannabis products directly to consumers, or the direct point sale or distribution of cannabis items or cannabis products except to other cannabis businesses licensed by the State.
- G. Noise: Cannabis distributor facilities shall operate in compliance with state and local noise laws and regulations, except in emergency situations requiring the use of a backup generator.

- H. Odor: Cannabis distributor operations shall utilize available technology to filter and recirculate air, so that odors are not discernable by a reasonable person beyond the property line.
- I. Location: A cannabis distributor may not be located within one thousand (1,000) linear feet of a public or private school (including a college, junior college or university), nor within five hundred (500) linear feet of any of the following uses: a church or similar place of worship, a family day care home, a child care center, a playground, a public park, or a public building. The distance limitations referenced herein shall be measured from the lot line of the other use to the nearest portion of the building containing a cannabis distributor operation. The subsequent approval of a school or any other use referenced above in proximity to the cannabis distributor use shall not render any existing cannabis wholesaler business a nonconforming use.
- J. Emergency power: Cannabis distributor operations shall have a backup generator, capable of maintaining at a minimum all electronic security systems in the event of a power failure.
- K. Signs: Cannabis distributor facilities shall only be permitted to have one sign, displaying the business name and/or site address only, in compliance with sign requirements for the applicable Zone.
- L. Lighting: No light generated by any cannabis distributor activities shall result in measurable light changes at the nearest property boundary to each structure.
- M. Consumption: No cannabis or cannabis product shall be smoked, eaten or otherwise consumed on the premises of any cannabis distributor facility.
- N. A cannabis distributor shall undertake best efforts to employ at least one (1) Jamesburg resident per every ten (10) employees of the cannabis wholesaler operation.

13. That the "Revised General Ordinances of the Borough of Jamesburg" (also referenced as the "Borough Code") is hereby further amended and supplemented in order to establish a new Chapter 28 thereof, to be known as "Cannabis Operational Requirements," as follows (additions are shown with underline):

**Chapter 28 Cannabis Businesses - Operational and Financial Requirements.**

**28-1 Purpose.**



This Chapter is enacted to regulate the operation of cannabis wholesaler and cannabis distributor businesses which are located in the Borough of Jamesburg, pursuant to and in accordance with the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act” (the “Act”), also known as P.L. 2021, c. 16.

## **28-2 Definitions.**

The definitions set forth in Article II of “The Land Development Ordinance of the Borough of Jamesburg” (Chapter 27) shall also be applicable to this Chapter.

## **28-3 Businesses Authorized; Prerequisites.**

- A. No more than one (1) cannabis wholesaler and no more than one (1) cannabis distributor shall be permitted to locate within the geographical boundaries of the Borough of Jamesburg, subject to the time, manner and other restrictions set forth in Chapter 27.
- B. All other cannabis establishments, cannabis distributors and cannabis delivery services are hereby prohibited from locating in Jamesburg Borough. This prohibition shall not, however, apply to the delivery of cannabis items and related supplies (including cannabis paraphernalia) by a delivery service within the geographical boundaries of the municipality.
- C. A cannabis wholesaler or cannabis distributor must receive site plan and conditional use approval from the Jamesburg Borough Combined Land Use Board before it may conduct business within the Borough.
- D. Any applicant for a cannabis wholesaler or cannabis distributor facility shall coordinate with the Chief of Police, or his or her designee, regarding the measures to be taken to ensure the security of the facility and the safety of the public and facility employees. Such measures may include, but are not limited to, facility access controls, surveillance systems, and site lighting consistent with the requirements of State law.

## **28-4 Governing Body Approval of Applications.**

Whenever the State Cannabis Regulatory Commission (the “Commission”) established by the Act forwards to the municipality any application for initial licensing or renewal of an existing license for any cannabis establishment,

distributor, or delivery service pursuant to section 19 of the Act or for a cannabis consumption area pursuant to section 28 of P.L.2019, c.153 (C.24:6I-21), or otherwise solicits the position of the municipality on any matter related to cannabis-related activities within the municipality, or upon the request of an applicant for or holder of such license, the governing body shall determine whether the application complies with the municipality's restrictions on the number of cannabis establishments, distributors, or delivery services, and on their location, manner, or times of operation, and promptly inform the Commission, applicant for or holder of a license whether the application complies with same and whether it either approves or denies each application or other request for municipal authorization forwarded to it. Notwithstanding the foregoing, nothing herein shall prohibit any elected or appointed official or employee from expressing their opinions or views on cannabis-related matters in their personal or individual official capacity, or endorsing an applicant for or holder of a license issued by the Commission, provided that such official shall not represent that their opinions or views are those of the municipality unless based on a duly adopted ordinance or resolution of the municipality, or other action of a majority of the governing body.

#### **28-5 Operational Requirements.**

A cannabis wholesaler or cannabis distributor facility issued a permit or license by the State of New Jersey, with approval of the Borough, and operating in the Borough under this Chapter shall at all times comply with the following operational requirements:

A. A cannabis wholesaler or cannabis distributor facility shall comply with the zoning code, the building code, and the property maintenance code at all times.

B. The facility must hold at all times a valid license or permit issued by the State of New Jersey to undertake cannabis wholesaler or cannabis distributor activities at the permitted property. A State issued license is valid only for the location identified on the license and until the expiration date printed on the license and cannot be transferred to another location in the Borough without a new application. The State issued license shall be prominently displayed inside the permitted premises in a location where it can be easily viewed by law enforcement and administrative authorities.

C. Cannabis wholesaler and cannabis distributor operations shall be conducted solely within the permitted premises on the permitted property. No wholesaling or distributing facility shall be permitted to operate from a moveable, mobile or transitory location, except for the permitted transportation of cannabis items to and from the facility pursuant to the terms of the State license or permit.

D. No person under the age of 18 shall be permitted to enter into the permitted premises without a parent or legal guardian.

E. A cannabis wholesaler or cannabis distributor facility shall at all times maintain a security system that meets State law requirements, and shall also include:

1) Security surveillance cameras installed to monitor all entrances along with the interior and exterior of the permitted premises;

2) Burglary alarm systems which are professionally monitored and operated 24 hours a day, 7 days a week; and

3) All security recordings and documentation shall be preserved for at least thirty (30) days and made available to law enforcement upon request for inspection.

F. All cannabis in whatever form stored at the permitted premises shall be kept in a secure manner and shall not be visible from outside the permitted premises, nor shall it be grown, processed, exchanged, displayed or dispensed outside the permitted premises.

G. The amount of cannabis on the permitted property and under the control of the permit holder, owner or operator of the facility shall not exceed the amount permitted by the State license.

H. Cannabis offered for sale and distribution must be packaged and labeled in accordance with State law.

I. No pictures, photographs, drawings, or other depictions of cannabis or cannabis paraphernalia shall appear on the outside of any permitted premises nor be visible outside of the permitted premises on the permitted property.

J. The words "marijuana," "cannabis" and any other words used or intended to convey the presence or availability of marijuana shall not appear on the outside of the permitted premises nor be visible outside of the permitted premises on the permitted property. Cannabis wholesaler and cannabis distributor facilities shall only be

permitted to have one sign, displaying the business name and/or site address only, in compliance with sign requirements for the applicable Zone.

- K. Sales to the public, public consumption, or use of cannabis, alcohol, cannabis or other controlled substances on the permitted premises is prohibited.
- L. The facility's operation and design shall minimize any impact to adjacent uses, including the control of any odor such that no odor is detectable beyond the permitted property. No facility shall be operated in a manner creating noise, dust, vibration, glare, fumes, or odors beyond the boundaries of the property on which the facility is operated; or creating any other nuisance that hinders the public health, safety and welfare of the residents of the Borough.
- M. No person operating or employed by a cannabis wholesaler or cannabis distributor facility shall provide or otherwise make available cannabis to any person who is not legally authorized to possess same under state law.
- N. All necessary building, electrical, plumbing and mechanical permits must be obtained for the permitted premises.
- O. Cannabis may be transported within the Borough under this ordinance by a company licensed to do so by the State, and to effectuate its purpose, only:

  - 1) In a manner consistent with all applicable State laws and rules, as amended;
  - 2) In a secure manner designed to prevent the loss of the cannabis;
  - 3) Using vehicles that do not have exterior markings including the words "marijuana," "cannabis," or any similar or slang words; pictures or other renderings of the cannabis plant; advertisements for cannabis or for its sale, transfer, cultivation, delivery, transportation or manufacture; or any other word, phrase or symbol indicating or tending to indicate that the vehicle is transporting cannabis.

- P. No vehicle may be used for the ongoing or continuous storage of cannabis, but may only be used incidental to, and in furtherance of, the transportation of cannabis and cannabis products.
- Q. Any cannabis wholesaler or cannabis distributor operating in the Borough shall undertake its best efforts to employ at least one (1) Jamesburg resident per every ten (10) employees of the cannabis wholesaler or cannabis distributor operation.
- R. No cannabis or cannabis product shall be smoked, eaten or otherwise consumed on the premises of any cannabis wholesaler or cannabis distributor facility.
- S. All cannabis wholesaler and cannabis distributor activities shall take place within an enclosed building. The cannabis wholesaler or cannabis distributor shall be the sole occupant of its building.
- T. The maximum permitted hours of operation for a cannabis wholesaler or cannabis distributor shall be between 9:00 a.m. and 9:00 p.m. (EST).
- U. Cannabis wholesaler and cannabis distributor facilities shall operate in compliance with state and local noise laws and regulations, except in emergency situations requiring the use of a backup generator.
- V. A cannabis wholesaler or cannabis distributor may not be located within one thousand (1,000) linear feet of a public or private school (including a college, junior college or university), nor within five hundred (500) linear feet of any of the following uses: a church or similar place of worship, a family day care home, a child care center, a playground, a public park, or a public building. The distance limitations referenced herein shall be measured from the lot line of the other use to the nearest portion of the building containing a cannabis wholesaler or cannabis distributor operation. The subsequent approval of a school or any other use referenced above in proximity to the cannabis wholesaler or cannabis distributor use shall not render any existing cannabis wholesaler or cannabis distributor business a nonconforming use.

W. Cannabis wholesaler and cannabis distributor operations shall have a backup generator, capable of maintaining at a minimum all electronic security systems in the event of a power failure.

#### **28-6 Inspection.**

Subject to the requirements and limitations of state law, the municipality shall have the reasonable right to inspect the premises of any approved cannabis wholesaler or cannabis distributor facility during its regular hours of operation to ensure compliance with local ordinances and regulations.

#### **28-7 Public Nuisance Declared.**

Operation of any prohibited or unpermitted cannabis business operation within the municipality in violation of the provisions of this Chapter is hereby declared a public nuisance and shall be abated pursuant to all available remedies.

#### **28-8 Cannabis Control Board.**

At any time, the Borough of Jamesburg may create a “Cannabis Control Board,” representing a local regulatory authority that is responsible for processing applications submitted to operate a cannabis wholesaler or cannabis distributor facility within the Borough.

#### **28-9 Fees.**

At any time, the Borough may establish a schedule of annual operating, registration and application fees for a cannabis wholesaler or cannabis distributor license.

#### **28-10 Transfer Tax and User Tax Imposed.**

- A. There is hereby imposed a transfer tax payable to the Borough of Jamesburg in the amount of one percent (1%) on receipts from the sale of cannabis or cannabis items from a cannabis wholesaler to another cannabis establishment, in accordance with the Act and as set forth herein.
- B. Additionally, there is hereby imposed a user tax upon any concurrent license holder operating more than one cannabis establishment, which shall be payable to the Borough of Jamesburg in the amount of one percent (1%) on receipts from the sale of cannabis or cannabis items, in accordance with the Act and as set forth herein. The user tax shall be imposed on the value of each transfer or use of cannabis or cannabis items not otherwise subject to the transfer tax imposed pursuant to subsection (A) above, from the license

holder's establishment that is located in the municipality to any of the other license holder's establishments, whether located in the Borough or another municipality.

- C. The transfer and user taxes referenced in subsections (A) and (B) above shall be in addition to any other tax imposed by law. The transfer tax or user tax shall be collected or paid, and remitted to the municipality by the cannabis establishment from the cannabis establishment purchasing or receiving the cannabis or cannabis item. The transfer tax or user tax shall be stated, charged, and shown separately on any sales slip, invoice, receipt, or other statement or memorandum of the price paid or payable, or equivalent value of the transfer, for the cannabis or cannabis item.

#### **28-11 Tax Liability.**

Every cannabis establishment required to collect a transfer tax or user tax imposed pursuant to this Chapter shall be personally liable for the transfer tax or user tax imposed, collected, or required to be collected under this Chapter. Any cannabis establishment shall have the same right with respect to collecting the transfer tax or user tax from another cannabis establishment as if the transfer tax or user tax was a part of the sale and payable at the same time, or with respect to non-payment of the transfer tax or user tax by the cannabis establishment, as if the transfer tax or user tax was a part of the purchase price of the cannabis or cannabis item, or equivalent value of the transfer of the cannabis or cannabis item, and payable at the same time; provided, however, that the chief fiscal officer of the municipality shall be joined as a party in any action or proceeding brought to collect the transfer tax or user tax.

No cannabis establishment required to collect a transfer tax or user tax imposed by this Chapter shall advertise or hold out to any person or to the public in general, in any manner, directly or indirectly, that the transfer tax or user tax will not be separately charged and stated to another cannabis establishment, or that the transfer tax or user tax will be refunded to the cannabis establishment.

#### **28-12 Collection of Taxes and Lien.**

All revenues collected from a transfer tax or user tax imposed pursuant to this Chapter shall be remitted to the chief financial officer in the manner prescribed herein. The chief financial officer shall collect and administer any transfer tax or user tax imposed pursuant to this Chapter. The municipality shall enforce the payment of delinquent taxes or transfer fees imposed pursuant to this Chapter in the same manner as provided for municipal real property taxes.

In the event that the transfer tax or user tax imposed pursuant to this Chapter is not paid as and when due by a cannabis establishment, the unpaid balance, and

any interest accruing thereon, shall be a lien on the parcel of real property comprising the cannabis establishment's premises in the same manner as all other unpaid municipal taxes, fees, or other charges. The lien shall be superior and paramount to the interest in the parcel of any owner, lessee, tenant, mortgagee, or other person, except the lien of municipal taxes, and shall be on a parity with and deemed equal to the municipal lien on the parcel for unpaid property taxes due and owing in the same year.

The municipality shall file in the office of its tax collector a statement showing the amount and due date of the unpaid balance and identifying the lot and block number of the parcel of real property that comprises the delinquent cannabis establishment's premises. The lien shall be enforced as a municipal lien in the same manner as all other municipal liens are enforced.

### **28-13 Administration of Transfer Tax and User Tax.**

The chief financial officer is charged with the administration and enforcement of the provisions of this Chapter, and is empowered to prescribe, adopt, promulgate and enforce rules and regulations relating to any matter pertaining to the administration and enforcement of this Chapter, including provisions for the reexamination and corrections of declarations and returns, and of payments alleged or found to be incorrect, or as to which an overpayment is claimed or found to have occurred, and to prescribe forms necessary for the administration of this Chapter. Should a cannabis establishment fail or refuse to provide adequate information to the chief financial officer to determine the amount of tax due, the chief financial officer may use information provided to the chief financial officer from other sources (i.e., the Commission or Department of Treasury) to determine the amount of tax liability.

- A. It shall be the duty of the chief financial officer to collect and receive the taxes, fines, and penalties imposed by this Chapter. It shall also be the duty of the chief financial officer to keep a record showing the date of such receipt. The chief financial officer is authorized to enter into agreements with the State of New Jersey to obtain information to facilitate administration of the tax. The chief financial officer is authorized to issue a ruling upon written request of a taxpayer or upon its own volition.
- B. The chief financial officer is hereby authorized to examine the books, papers and records of any taxpayer to verify the accuracy of any declaration or return, or if no declaration or return was filed, to ascertain the tax due. Every taxpayer is hereby directed and required to give to the chief financial officer, or to any agent designated by him/her, the means, facilities and opportunity for such examinations and investigations, as are hereby authorized.



#### **28-14 Recordkeeping.**

Taxpayers liable for the transfer tax or user tax required by this Chapter are required to keep such records as will enable the filing of true and accurate returns or the tax and such records shall be preserved for a period of not less than three (3) years from the filing date or due date, whichever is later, in order to enable the chief financial officer or any agent designated by him/her to verify the correctness of the declarations or returns filed. If records are not available in the municipality to support the returns which were filed or which should have been filed, the taxpayer will be required to make them available to the chief financial officer either by producing them at a location in the municipality or by paying for the expenses incurred by the chief financial officer or his/her agent in traveling to the place where the records are regularly kept.

#### **28-15 Returns.**

All cannabis establishments operating in the municipality are required to file a transfer tax and/or user tax return with the chief financial officer to report their sales during each calendar quarter and the amount of tax in accordance with the provisions of this Chapter. Returns shall be filed and payments of tax imposed for the preceding calendar quarter shall be made on or before the last day of April, July, October, and January, respectively. A taxpayer who has overpaid the transfer tax or user tax, or who believes it is not liable for the tax, may file a written request on an amended tax return with the chief financial officer for a refund or a credit of the tax. For amounts paid as a result of a notice asserting or informing a taxpayer of an underpayment, a written request for a refund shall be filed with the chief financial officer within two (2) years of the date of the payment.

#### **28-16 Confidentiality.**

The returns filed by taxpayers, and the records and files of the chief financial officer respecting the administration of the transfer tax or user tax, shall be considered confidential and privileged and neither the municipality nor any employee or agent engaged in the administration thereof or charged with the custody of any such records or files, nor any former officer or employee, nor any person who may have secured information therefrom, shall divulge, disclose, use for their own personal advantage, or examine for any reason other than a reason necessitated by the performance of official duties any information obtained from the said records or files or from any examination or inspection of the premises or property of any person. Neither the chief financial officer nor any employee engaged in such administration or charged with the custody of any such records or files shall be required to produce any of them for the inspection of any person or for use in any action or proceeding except when the records or files or the facts shown thereby are directly involved in an action or proceeding under the provisions of the State Uniform Tax Procedure Law or of the tax law affected, or

where the determination of the action or proceeding will affect the validity or amount of the claim of the municipality under the tax provisions of this Chapter.

#### **28-17 Audit and Assessment.**

The chief financial officer may initiate an audit by means of an audit notice. If, as a result of an examination conducted by the chief financial officer, a return has not been filed by a taxpayer or a return is found to be incorrect and transfer taxes or user taxes are owed, the chief financial officer is authorized to assess and collect any tax due. If no return has been filed and tax is found to be due, the tax actually due may be assessed and collected with or without the formality of obtaining a return from the taxpayer. Deficiency assessments (i.e., where a taxpayer has filed a return but is found to owe additional tax) shall include taxes for up to three (3) years to the date when the deficiency is assessed. Where no return was filed, there shall be no limit to the period of assessment.

Upon proposing an assessment, the chief financial officer shall send the taxpayer an interim notice by certified mail, return receipt requested, which advises the taxpayer of additional taxes that are due. Should the taxpayer wish to dispute the assessment administratively by requesting a hearing with the chief financial officer, it must do so within thirty (30) days of the date of such interim notice. If, after the chief financial officer sends an interim notice, a taxpayer fails to timely request a hearing with the Chief financial officer or requests a hearing and after conducting a hearing, the chief financial officer determines that the taxes are due, the chief financial officer shall send the taxpayer by certified mail, return receipt requested, a final notice. Should the taxpayer wish to dispute the assessment set forth in the final notice, he or she must initiate an appeal in the New Jersey Tax Court within ninety (90) days after the mailing of any final notice regarding a decision, order, finding, assessment, or action hereunder.

#### **28-18 Time Limitations.**

The following periods of limitations shall apply to suits for collection of taxes: When a return has been filed but no tax paid, any suit brought to recover the tax due and unpaid shall be filed within two (2) years after the return was due or filed, whichever is later. Where no return was filed or a fraudulent return was filed, there shall be no limits to file suit for the collection of taxes. Where, before the expiration of the time prescribed in this section for the filing a lawsuit against the taxpayer, both the chief financial officer and the taxpayer have consented in writing to its extension after such time, the suit may be filed at any time prior to the expiration of the period agreed upon. The period so agreed upon may be extended by subsequent agreements in writing made before the expiration of the period previously agreed upon.

#### **28-19 Hearings.**

Any person who receives an interim notice from the chief financial officer may, within thirty (30) days after the date of an interim notice, request a hearing with the chief financial officer. Any person who fails to request a chief financial officer's hearing in a timely manner waives the right to administratively contest any element of the assessment. The chief financial officer shall accept payments of disputed tax amounts under protest pending appeals; however, any request for refund of such monies must be filed in accordance with this section.

#### **28-20 Appeals.**

Any aggrieved taxpayer may, within ninety (90) days after the mailing of any final notice regarding a decision, order, finding, assessment, or action hereunder, or publication of any rule, regulation or policy of the chief financial officer, appeal to the Tax Court pursuant to the jurisdiction granted by N.J.S.A. 2B:13-2a(3) to review actions or regulations of municipal officials by filing a complaint in accordance with the New Jersey Court Rule 8:3-1. The appeal provided by this section shall be the exclusive remedy available to any taxpayer for review of a final decision of the chief financial officer in respect to a determination of liability for the tax imposed by this Chapter.

#### **28-21 Enforcement; Violations and Penalties.**

Violations of the provisions and requirements set forth or referenced herein may be enforced in any manner the municipality deems appropriate, including but not limited to bringing an appropriate ordinance enforcement action. When an ordinance enforcement action is brought, the General Penalty provisions set forth in Section 1-5 of the Borough Code, as amended from time to time, shall apply. In addition to any other remedies, the Borough may institute proceedings for injunction, mandamus, abatement or other appropriate remedies to prevent, enjoin, abate or remove any violations of this ordinance. The rights and remedies provided herein are civil in nature. The imposition of a fine shall not exempt the violator from compliance with the provisions of this ordinance.

**BE IT FUTHER ORDAINED**, that if any section, subsection or part of this Ordinance is adjudged by a Court of competent jurisdiction to be unconstitutional or invalid, such judgment shall not impair or invalidate the remainder of this Ordinance.

**BE IT FUTHER ORDAINED**, that all parts and provisions of any Ordinance which are inconsistent with the provisions of this Ordinance shall be repealed to the extent of such inconsistency.

**BE IT FUTHER ORDAINED**, that this Ordinance shall take effect upon final adoption and publication as provided by law.

## RECORD OF VOTE

FIRST READING DATE: July 21, 2021

<u>COUNCIL MEMBER</u>	<u>MOTION</u>	<u>2nd</u>	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAIN</u>	<u>ABSENT</u>
<a href="#">Council Member Czarneski</a>		X	X			
<a href="#">Council Member Ludas</a>			X			
<a href="#">Council Member Rampacek</a>	X		X			
<a href="#">Council Member Rutsky</a>			X			
<a href="#">Council Member Shaughnessy</a>			X			
<a href="#">Council President Sussman</a>			X			
<a href="#">Mayor Lowande</a>						

- Ordinance was introduced with changes. Borough Attorney Fred Raffetto discussed the classes that we are allowing. Also, the licenses amend the Land Use chapter. Licenses are not issued without Borough approval. The person will apply with the State, then goes to Council. As far as the financial requirements, there is no 2% tax on Distribution – that will have to be removed from the Ordinance. There should be no advertising of cannabis on the signs. Public consumption prohibited in public.
- We can add stipulations later do not have to do by August 21<sup>st</sup>, we only have to have the classes by that date.
- Councilmember Shaughnessy discussed distances that were put into place at the last meeting. He would like to change places of worship to 500 feet instead of 1,000 feet. We will keep in place not within 1,000 feet of a school.

## CONSENT AGENDA:

All matters listed on tonight's Consent Agenda are to be considered as one vote by the Borough Council and will be enacted by one motion. Any resolutions listed on the agenda with \*\* next to their respective number are to be considered as part of the Consent Agenda. There will be no discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and considered separately.

## **CONSENT AGENDA RESOLUTIONS:**

RESOLUTION #092-07-21-21\*\*

## **RESOLUTION ACCEPTING MONTHLY REPORTS**

**BE IT RESOLVED**, by the Mayor and Council of the borough of Jamesburg that the following reports are hereby received and filed.

Investment Report	June 2021
Finance Report	June 2021
Report of the Tax Collector	June 2021
Report of the Sewer Administrator	June 2021

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #093-07-21-21\*\*

## **APPROVE PAYMENT OF VOUCHERS**

**WHEREAS**, The Chief Financial Officer has certified and submitted a consolidated bill list for the payment of claims; and

**WHEREAS**, all vouchers listed herewith have been encumbered and sufficient funds are available for payment; and

**WHEREAS**, the required signatures of the Department Head or the Committee Chair, the Finance Chairperson, the Vendor, and the Chief Financial Officer, have all been obtained on each voucher on the attached list.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg, that the voucher list submitted is hereby approved for payment in the total amount of \$1,375,996.00.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #094-07-21-21\*\*

**RESOLUTION ACCEPTING MINUTES**

**BE IT RESOLVED** THAT THE FOLLOWING MINUTES BE AND ARE HEREBY ACCEPTED AND FILED:

MAYOR AND COUNCIL

June 16, 2021

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #095-07-07-21\*\*

**RESOLUTION ACCEPTING SPECIAL MEETING MINUTES**

**BE IT RESOLVED** THAT THE FOLLOWING MINUTES BE AND ARE HEREBY ACCEPTED AND FILED:

MAYOR AND COUNCIL

July 7, 2021

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #096-07-21-21\*\*

**RESOLUTION ACCEPTING SPECIAL MEETING MINUTES**

**BE IT RESOLVED** THAT THE FOLLOWING MINUTES BE AND ARE HEREBY ACCEPTED AND FILED:

*MAYOR AND COUNCIL*

July 12, 2021

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

**NON-CONSENT AGENDA RESOLUTIONS:**

RESOLUTION #090-07-21-21

**GOVERNING BODY CERTIFICATION OF COMPLIANCE WITH THE  
UNITED STATES EQUAL EMPLOYMENT OPPORTUNITY COMMISSION’S  
“Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment  
Decisions Under Title VII of the Civil Rights Act of 1964”**

WHEREAS, N.J.S.A. 40A:4-5 as amended by P.L. 2017, c.183 requires the governing body of each municipality and county to certify that their local unit's hiring practices comply with the United States Equal Employment Opportunity Commission's "Enforcement Guidance on the Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964," *as amended*, 42 U.S.C. § 2000e *et seq.*, (April 25, 2012) before submitting its approved annual budget to the Division of Local Government Services in the New Jersey Department of Community Affairs; and

WHEREAS, the members of the governing body have familiarized themselves with the contents of the above-referenced enforcement guidance and with their local unit's hiring practices as they pertain to the consideration of an individual's criminal history, as evidenced by the group affidavit form of the governing body attached hereto.

NOW, THEREFORE BE IT RESOLVED, That the *Borough Council* of the *Borough of Jamesburg* hereby states that it has complied with N.J.S.A. 40A:4-5, as amended by P.L. 2017, c.183, by certifying that the local unit's hiring practices comply with the above-referenced enforcement guidance and hereby directs the Clerk to cause to be maintained and available for inspection a certified copy of this resolution and the required affidavit to show evidence of said compliance.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						



RESOLUTION #091-07-21-21

**RESOLUTION AMENDING OF THE BOROUGH OF JAMESBURG PERSONNEL POLICY**

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg adopted an amended Personnel Policy with respect to the employees of the Borough on August 12, 2009; and

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg has made amendments to the Personnel Policy on October 9, 2013; and

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg have additional amendments to be made to the Personnel Policy; and

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg have determined to update the Personnel Policy in its entirety.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the updated Personnel Policy is hereby adopted.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski	X		X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #097-07-21-21

**GOVERNING BODY CERTIFICATION OF THE ANNUAL AUDIT**

**WHEREAS**, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

**WHEREAS**, the Annual Report of Audit for the year 2020 has been filed by a Registered Municipal Accountant with the Municipal Clerk pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

**WHEREAS**, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

**WHEREAS**, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local

Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations; and

**WHEREAS**, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

**WHEREAS**, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

**WHEREAS**, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

**WHEREAS**, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director(Director of Local Government Services), under the provisions of this Article,shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars (\$1 ,000.00) or imprisoned for not more than one year,or both, in addition shall forfeit his office.

**NOW, THEREFORE BE IT RESOLVED**, That the Committee of the Borough of Jamesburg, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council President Sussman	X		X			
Mayor Lowande						

RESOLUTION #098-07-21-21

**AUTHORIZE REFUND OF TAX OVERPAYMENT**

**WHEREAS**, overpayment of tax has been received by the Tax Collector resulting from an overpayment in the aggregate amount of one thousand, five hundred ninety-five dollars and seventy-five cents (\$1,595.75):

**WHEREAS**, the payment has been certified by the Tax Collector as overpayment on 2<sup>nd</sup> Quarter Taxes for the year 2021 on property known as Block 52, Lot 5.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the Sewer Administrator be and is hereby authorized to make such refunds and the Chief Financial Officer is hereby directed to issue such check in accordance with the certification(s) attached hereto.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski	X		X			
Council Member Ludas			X			
Council Member Rampacek					X	
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #099-07-21-21

**APPROVE SPECIAL EVENT PERMIT**

**WHEREAS**, application has been made by the Jamesburg Presbyterian Church for a Special Event Permit to host a Fair; and

**WHEREAS**, the event is to be held September 11, 2021 from noon until 5:00 PM with the rain date being September 12, 2021 from 1:00 PM until 6:00 PM; and

**WHEREAS**, the appropriate fees have been submitted with the application.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that a Special Event Permit be and is hereby approved for the Jamesburg Presbyterian Church to host a Spring Fair in accordance with the details as submitted on the attached application.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski		X	X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council President Sussman			X			
Mayor Lowande						

- The date of the event was changed from September 11<sup>th</sup> to September 25<sup>th</sup>.

RESOLUTION #100-07-21-21

**A RESOLUTION AUTHORIZING AN EXTENSION OF TIME FOR OUTDOOR SEATING FOR RESTAURANTS IN THE BOROUGH OF JAMESBURG THROUGH NOVEMBER 30, 2021**

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg allow temporary outdoor seating for restaurants in the Borough for up to 120 days unless a longer period or shorter period of time is established by Executive Order issued by the Governor of the State of New Jersey or resolution of the Borough Council; and

**WHEREAS**, The Mayor and Council wishes to extend temporary outdoor seating for restaurants in the Borough; and

**WHEREAS**, the Mayor and Council finds that extending time for temporary outdoor seating in the Borough through November 30, 2021 I in the best interest of its residents and local businesses.

**NOW, THEREFORE, BE IT RESOLVED, by** the Mayor and Council of the borough of Jamesburg in the County of Middlesex, and State of New Jersey, as follows:

- Outdoor seating will continue to be temporarily permitted as an accessory use to a restaurant for a period extending through November 30, 2021.
- Any business that desires to operate a temporary outdoor seating area between July 21, 2021 and November 30, 2021, shall apply for a new permit.
- This resolution shall take effect immediately.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council President Sussman	X		X			
Mayor Lowande						

RESOLUTION #101-07-21-21

**RESOLUTION OF THE BOROUGH OF JAMESBURG APPROVING PAYMENT OF CERTIFICATE #1 2019 NJDOT ROAD IMPROVEMENTS PROJECT**

**WHEREAS**, the Contractor, Earle Asphalt Company, has submitted a partial payment Certificate No.2 for the 2019 NJDOT Road Improvements Project; and

**WHEREAS**, the Borough Engineer has reviewed said quantities and is in agreement with same; and

**WHEREAS**, the Engineer recommends the approval of payment certificate No. 2, dated June 8, 2021, in the amount of thirteen thousand, five hundred fifty-nine and forty-eight cents (\$13,559.48),

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that Payment Certificates No. 2 in the aggregate amount of thirteen thousand, five hundred fifty-nine and forty-eight cents (\$13,559.48) to be hereby authorized for payment to Earle Asphalt Company.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy	X		X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #102-07-21-21

**RESOLUTION ACCEPTING THE SHARED SERVICES AGREEMENT FOR SOLID WASTE DISPOSAL BETWEEN THE MIDDLESEX COUNTY UTILITIES AUTHORITY AND THE BOROUGH OF JAMESBURG**

**WHEREAS**, the Uniform Shared Services and Consolidation Act, N.J.S.A. 40A:65-1 et seq. (the “Act”), authorizes local units of this State to enter into agreements with any other local unit or units to provide or receive any service that each local unit participating in the agreement is empowered to provide or receive in its own jurisdiction; and

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg have determined that it is in the best interest of Jamesburg to enter into a Shared Services Agreement with the Middlesex County Utilities Authority for the provision of disposal of Acceptable Solid Waste; and

**WHEREAS**, the service to be provided by Middlesex County Utilities Authority to the Borough of Jamesburg is detailed in the attached agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg as follows:

1. The Borough of Jamesburg does hereby enter into an agreement with Middlesex County Improvement Authority for the provision of disposal of Acceptable Solid Waste
2. The Mayor and Borough Clerk are hereby authorized to execute the attached agreement.
3. An executed copy of the agreement along with the authorizing resolution shall be forwarded to the Middlesex County Utilities Authority.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarenski			X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

RESOLUTION #103-07-21-21

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE BOROUGH OF JAMESBURG REQUESTING THE MIDDLESEX COUNTY BOARD OF ELECTIONS TO PLACE A NON-BINDING PUBLIC QUESTION ON THE NOVEMBER 2, 2021 GENERAL ELECTION BALLOT.**

**WHEREAS**, the Mayor and Council of the Borough of Jamesburg (the “Borough”) are interested in ascertaining the sentiment of the legal voters of the Borough relating to the potential establishment and location of an adult-use (recreational) “cannabis retailer” business or

businesses within the Borough, in accordance with the “New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act,” which was signed into law by Governor Murphy on February 22, 2021, as P.L. 2021, c.16; and

**WHEREAS**, an adult-use (recreational) “cannabis retailer” business would hold a “Class 5” license issued by the State Cannabis Regulatory Commission, with the approval of the Borough, for the retail sale of cannabis items and related supplies to consumers (also referred to as a “dispensary”) for adult-use/recreational purposes, and be subject to a local cannabis tax which shall be paid directly to the Borough in an amount to be set by the Mayor and Council which shall not exceed two percent (2%) of the receipts on each sale; and

**WHEREAS**, pursuant to N.J.S.A. 19:37-1, et seq., the governing body of any municipality may ascertain the sentiment of the legal voters of the municipality upon any question or policy pertaining to the government of the municipality through a non-binding referendum question to be placed on the ballot at the next ensuing general election; and

**WHEREAS**, in order to initiate the process, the municipality must adopt an Ordinance or Resolution to authorize the placement of the non-binding referendum question on the ballot, and must forward same to the Clerk of the County Board of Elections, in accordance with the time requirements et forth in N.J.S.A. 19:37-1, et seq.; and

**WHEREAS**, the Mayor and Council of the Borough wish to initiate said process, as set forth above, through the adoption of the within Resolution.

**NOW, THEREFORE, BE AND IT IS HEREBY RESOLVED**, by the Mayor and Council of the Borough of Jamesburg, in the County of Middlesex and State of New Jersey, that the following Non-Binding Public Question shall be placed upon the ballot at the next general election to be held on November 2, 2021:

**NON-BINDING PUBLIC QUESTION:**

Should the Mayor and Council of the Borough of Jamesburg adopt an Ordinance to permit the establishment and location of one or more “cannabis retailer” businesses (also known as “dispensaries”) to operate within the Borough for the retail sale of cannabis items and related supplies to consumers for adult-use/recreational purposes, which sales shall be subject to a local cannabis tax which shall be paid directly to the Borough in an amount to be set by the Mayor and Council not exceeding two percent (2%) of the receipts on each sale?

**INTERPRETIVE STATEMENT:**

A “yes” vote on this Question will exhibit the voter’s approval of the proposition to allow for the establishment and location of one or more “cannabis retailer” businesses (also known as “dispensaries”) to operate within the Borough for the retail sale of cannabis items and related supplies to consumers for adult-use/recreational purposes.

The results of this non-binding referendum question will inform the Mayor and Council of the sentiments of the legal voters of the Borough on this issue.

If the proposition is approved by a majority of the voters, the Mayor and Council may thereafter, but shall not be required to, adopt an Ordinance to permit “cannabis retailer” businesses which have received a “Class 5” license from the State Cannabis Regulatory Commission, with the approval of the Borough, to operate within the Borough for the retail sale of cannabis items and related supplies to consumers for adult-use/recreational purposes. Any such Ordinance shall include the establishment of a local cannabis tax which shall be paid directly to the Borough in an amount to be set by the Mayor and Council not exceeding two percent (2%) of the receipts on each sale.

A “no” vote will exhibit the voter’s disapproval of the above proposition.

Either way, the results of the vote shall not be binding upon the Mayor and Council of Jamesburg Borough.

**BE IT FURTHER RESOLVED**, that a certified copy of this Resolution shall be provided to each of the following:

- a. Middlesex County Clerk;
- b. Middlesex County Board of Elections; and
- c. Frederick C. Raffetto, Esq., Municipal Attorney

#### **RESOLUTION #103-07-21-21**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2<sup>nd</sup></b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council President Sussman	X		X			
Mayor Lowande						



RESOLUTION #104-07-21-21

**ACCEPTING THE AWARD OF THE 2021 SFY21 BODY WORN CAMERA GRANT PROGRAM FROM THE START OF NEW JERSEY**

**WHEREAS**, the Borough of Jamesburg Police Department has been awarded a grant in the sum of \$38,722.00 from the State of New Jersey Body Worn Camera Grant Program; and

**WHEREAS**, the funds will assist the Borough of Jamesburg and the Jamesburg Police Department with the purchase of Body Worn Cameras; and

**WHEREAS**, the Borough's contribution toward the grant will be zero dollars.

**NOW, THEREFORE, BE IT RESOLVED** by the Mayor and Council of the Borough of Jamesburg, in the county of Middlesex, New Jersey that the Mayor is hereby authorized to accept this grant 21-BWC-213 in the amount of \$38,722.00 for the award period January 1, 2021 through December 31, 2025.

**BE IT FURTHER RESOLVED** that the Mayor and Council are hereby authorized to execute any and all documents necessary to accept this grant.

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski	X		X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council President Sussman			X			
Mayor Lowande						

- Councilmember Rampacek asked if this grant was for new cameras or a reimbursement for the ones, we already purchased. Chief Craparotta explained the grant is good for the next 5 years. Can be used for maintenance, computers, equipment.

RESOLUTION #105-07-21-21

**APPOINT POLICE OFFICER**

I, MARLENE LOWANDE, MAYOR, WITH THE ADVICE AND CONSENT OF THE BOROUGH COUNCIL DO HEREBY APPOINT THE FOLLOWING AS POLICE OFFICER TO THE JAMESBURG POLICE DEPARTMENT EFFECTIVE JULY 21, 2021

JORGE CAMARAGO

COUNCIL MEMBER	MOTION	2nd	AYES	NAYS	ABSTAIN	ABSENT
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek			X			
Council Member Rutsky	X		X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

- Councilmember Susman explained how we came about the decision to hire Officer Camarago full time. The Police need to have enough officers to cover shifts. He is already trained, he is bi-lingual and is trained in dispatch. He is definitely an asset to us. Two additional part-time SLEO'S would save the department money.
- Councilmember Rampacek expressed that SLEO's are valuable to the town. They are hourly employees and hiring more would benefit us.
- Chief Craparotta had many nice things to say about Officer Camarago. He is an asset to our town. It is hard to find good officers. He is very happy Officer Camarago is making a career in Jamesburg.

**COUNCILMATIC COMMITTEE REPORTS:**

- FINANCE COMMITTEE  
Council Member Rampacek

Finance Report: Most of my report was covered in the budget discussion. Our taxes are increasing 5.6 cents and we received no comments in the 2020 audit.

Library Report: The Jamesburg Garden Club sponsored the library's first in-person (outdoor) event and it was a great turnout with excellent feedback. The friends of the library book sale is extended through the end of July, so be sure to stop by to purchase any books, DVD's, and audio books.

- **EDUCATION COMMITTEE**  
Council Member Shaughnessy

Summer programs are in full swing at JFK. There are up to 200 students at any given time participating in High Five, ESY, Kindergarten readiness, and Passion Project programs. Looking ahead to September, all students will be back full time, five days a week.

At the August school board meeting, there will be a presentation detailing the plan for bringing students safely back into their classrooms and looking ahead to the next year. The COVID threat status of our area has gone from orange to yellow, and parts of New Jersey are green, but concerns remain about the rise in cases, likely due to the Delta variant.

The first day of school is September 8. Back to School nights will be Wednesday, September 22 for JFK, and Thursday, September 23 for GMB.

The school board and superintendent set their goals for the next school year, and those goals will be given a presentation at tomorrow night's school board meeting. This week's meeting will remain virtual, but they are looking to return to in-person meetings in August.

We now look ahead with hope to the coming school year, and we look forward to planning more in-person celebrations, such as Halloween!

- **POLICE COMMITTEE**  
Council President Sussman

Welcome to Officer Camarago. Stay safe.

- **PERSONNEL COMMITTEE**  
Council Member Czarneski

Congratulations to Jorge.

- **PUBLIC WORKS COMMITTEE**  
Council Member Rutsky

DPW Supervisor, Paul Intravartola is on vacation but he called me from the 14th hole in North Carolina with his report. "We purchased a new walk behind mower and we have ordered new bollards for Veterans Park. As soon as they come in Halaz Electric will be installing them in the park. Also, we are on the schedule for AFX Fencing to replace the destroyed fence in Tilly Davison Park." Paul also said that it was reported to him that a significant amount of garbage and litter is being left behind at Green Acers Park. He's not sure if it's the leagues that are using the fields or children just not cleaning up after themselves. When they cut at Greenacres there's also been issues of dog waste. The signs have been erected but people are still walking their dogs throughout the park. DPW is asking for help monitoring this situation. I know the last clean up the Green Team did

there was in April, but this sounds like a reoccurring issue not an annual cleanup solution. I was unable to attend the last Historical Association meeting, but would love to be able to give them an update on the insurance claim for the smokehouse. Where do we stand on this project?

Moving to another topic, back in April, Gloria Aftanski of the United Way, asked me to write a letter of support to the office of Congresswoman Bonnie Watson Coleman for a STEAM program that could service the Students of Jamesburg. This past week I received an email with an update and I'd like to share it with Council. "Wanted to share some good news. We have been able to secure the language in the appropriations budget bill for the submitted community project funding for United Way.

I want to thank your team for all your help in getting supporting documentation and proposals together in such a tight turnaround. They should be passed through committee at the end of the week and heading to the house floor next week for passage. We will keep you in the loop as the Senate unveils its process.

Our office will be doing a press release to announce the project and would love to include a quote from your organization and some of the local elected officials in the area. Mayor, I know you were included in this email, but I welcoming any suggestions on a quote/quote from the rest of the council. Feel free to email them to me.

- ENVIRONMENT/ GREEN COMMITTEE:  
Council Member Ludas

The first annual GMB Rain Garden maintenance and replenished planting was held this morning under the direction of Rutgers Extension and principal Chad Donohue. Green Team Volunteers and GMB Students participated in the project. A huge thank you to everyone who participated.

Jamesburg would like to welcome new restaurant Sabor Dominicano to our town, located in the former Per Tutti building. A new thrift shop, Johnny G's is opening soon located in the former Jamesburg Drugs building.

- CHIEF OF POLICE  
Chief Craparotta

June 20<sup>th</sup>, we arrested a 32-year-old for robbery, obstruction, assault and releasing bodily fluids. We had 1 officer injured and 1 officer spit on. A search warrant was issued, a blood sample taken to check for infectious disease.

We had 4 officers trained in Emergency Management and 911.

- ADMINISTRATOR’S REPORT  
Scott Frueh

Administrator Frueh was absent.

- PUBLIC SAFETY COMMITTEE / RECREATION / COMMUNITY EVENTS:  
Mayor Marlene Lowande

Congratulations to Jorge! I attended a county meeting last week. There are a lot of new people in transportation. I will be working on projects with them.

RESOLUTION #106-07-21-21

**AUTHORIZING EXECUTIVE SESSION**

**WHEREAS**, the Borough Council of the Borough of Jamesburg has determined that it is necessary on July 21, 2021 to engage in a discussion of a topic or topics which may be held in private pursuant to the New Jersey Open Public Meetings Act, N.J.S.A. 10:4-6, *et seq.*, specifically relating to Personnel (Borough Administrator Interview):

**WHEREAS**, the Borough Council wishes to authorize and convene an Executive Session to discuss said issues.

**NOW, THEREFORE, BE IT RESOLVED**, by the Mayor and Council of the Borough of Jamesburg that the Governing Body shall forthwith enter into an Executive Session to discuss the aforementioned items in private.

**BE IT FURTHER RESOLVED**, that the discussion held in Executive Session shall be limited to only said items.

**BE IT FURTHER RESOLVED**, that Minutes of the Executive Session shall be taken and said Minutes shall be made public at such time as the need for confidentiality no longer exists. At this time, it is estimated that the Minutes of this Executive Session should be available to the public within a period of approximately thirty (30) days.

**BE IT FURTHER RESOLVED**, that no formal action will be taken in public this evening following the conclusion of the said Executive Session.

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2<sup>nd</sup></b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek		X	X			
Council Member Rutsky			X			
Council Member Shaughnessy			X			
Council President Sussman	X		X			
Mayor Lowande						

**Motion to Come out of Executive Session:**

<b>COUNCIL MEMBER</b>	<b>MOTION</b>	<b>2<sup>nd</sup></b>	<b>AYES</b>	<b>NAYS</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
Council Member Czarneski			X			
Council Member Ludas			X			
Council Member Rampacek	X		X			
Council Member Rutsky			X			
Council Member Shaughnessy		X	X			
Council President Sussman			X			
Mayor Lowande						

**MOTION TO ADJOURN:**

Proposed By: Rampacek

Seconded By: Shaughnessy

**TIME OF ADJOURNMENT:**

10:45 PM