LEGAL NOTICE

TOWNSHIP OF PARSIPPANY-TROY HILLS
MUNICIPAL ORDINANCES

NOTICE OF INTRODUCTION

NOTICE IS HEREBY GIVEN, that the following Ordinance was submitted in writing at a Meeting of the Township Council of the Township of Parsippany-Troy Hills, in the County of Morris and State of New Jersey, held on **November 10, 2026** introduced and passed on first reading and the governing body will further consider the same for second reading and final passage thereof at a Meeting to be held on **November 24, 2026** at 7:00 p.m., prevailing time, or as soon thereafter as the matter may be reached, at the Municipal Building in said Township at which time and place a Public Hearing will be held thereon by the governing body, and all persons and citizens in interest shall have an opportunity to be heard concerning same. A copy of this ordinance has been posted on the Bulletin Board in the Municipal Building. During the week prior to and up to and including the date of such meeting, copies of said Ordinance will be made available at the Clerk's Office in said Municipal Building to the members of the general public who shall request the same.

KHALED MADIN
Township Clerk

TOWNSHIP OF PARSIPPANY-TROY HILLS
MORRIS COUNTY, NJ

ORDINANCE NO. 2026:44

AN ORDINANCE OF THE TOWNSHIP COUNCIL OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS, MORRIS COUNTY, NEW JERSEY, AMENDING CHAPTER 430, ZONING, OF THE CODE OF THE TOWNSHIP OF PARSIPPANY-TROY HILLS TO ADOPT ARTICLE LXIV, CANNABIS ESTABLISHMENTS, AND TO AMEND SECTIONS 430-88, 430-96, 430-104, 430-144, 430-154, 430-165, 430-173 AND 430-213.1

WHEREAS, the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, P.L. 2021, c. 16 (the "Act"), at N.J.S.A. 24:6I-45, and the rules of the Cannabis Regulatory Commission at N.J.A.C. 17:30-5.1, authorize a municipality to adopt ordinances governing the number of cannabis establishments, cannabis distributors and cannabis delivery services, and their location, manner and times of operation, including the distance of a cannabis business from the closest school, playground, park, child day care facility or place of worship; and

WHEREAS, on July 20, 2021, the Township Council adopted Ordinance No. 2021:14, which amended Chapter 430 (Zoning) to permit Class 3 cannabis wholesalers and Class 4 cannabis

distributors as conditional uses in the SED-3, SED-3A, SED-5, SED-5A, LIW-2 and LIW-5 Districts and adopted a local licensing chapter, codified as Chapter 119; Chapter 119 was amended by Ordinance No. 2022:15 (June 21, 2022), repealed and replaced by Ordinance No. 2024:21 (December 17, 2024), and amended by Ordinance Nos. 2025:30 (December 16, 2025) and 2026:05 (February 17, 2026); and Chapter 430 was amended by Ordinance No. 2025:08 (May 20, 2025) to permit Class 5 cannabis retailers as conditional uses in the B-1, B-2, B-2A and O-T Districts subject to § 430-88G, to add Class 1 cannabis cultivators, Class 2 cannabis manufacturers and cannabis testing laboratories to the conditional uses in the SED and LIW Districts, and to permit cannabis testing laboratories as a conditional use in the POD District; and

WHEREAS, certain location, separation, site and building standards applicable to cannabis establishments are presently set forth in Chapter 119 and are incorporated into the conditional use standards of Chapter 430 by reference, so that an amendment of Chapter 119 may operate as an amendment of the zoning ordinance, and the Township Council finds that those standards should be set forth in Chapter 430 itself, so that they are adopted, applied and amended as development regulations under the Municipal Land Use Law, N.J.S.A. 40:55D-1 et seq., and so that Chapter 119 may be confined to local licensing; and

WHEREAS, the Township Council further finds that Class 6 cannabis delivery services should be permitted as conditional uses in the SED-3, SED-3A, SED-5, SED-5A, LIW-2 and LIW-5 Districts on the same conditions as the other non-retail classes; that the words "Class 6 cannabis distributor" in § 430-88G(11) and "or delivery" in § 430-88G(5), adopted by Ordinance No. 2025:08, were drafting errors that should be corrected; and that a license under Chapter 119 should be a prerequisite to the operation of a cannabis business rather than a condition of a conditional use; and that the definitions on which the zoning chapter relies should be stated in the zoning chapter itself by reference to N.J.S.A. 24:6I-33 rather than by reference to Chapter 119; and

WHEREAS, the Township Council finds that this ordinance is consistent with the 2020 Master Plan adopted by the Planning Board on January 6, 2020, which at Goal 5 calls for land use strategies that respond to modern market trends in the Township's retail commercial, corporate, research and professional office areas and recognizes that upgrades to commercial areas may include the introduction of compatible new uses planned to mitigate impacts and protect adjacent residential neighborhoods; whose land use plan element (page 125) places the B-1, B-2, B-2A and O-T Districts along Route 10 and Route 46 within the Regional Commercial category intended to encourage retail and service commercial activity along the Township's major highway corridors, and whose description of the then-existing O-T zoning (page 42) predates the conditional retail use adopted by Ordinance No. 2025:08; and which designates the SED, LIW and POD Districts as Corporate Office/Manufacturing and Light Industrial/Warehousing areas; and

WHEREAS, this ordinance was referred to the Planning Board pursuant to N.J.S.A. 40:55D-26 on _____, 2026, and the Planning Board transmitted its report to the Township Council on _____, 2026; and

WHEREAS, by companion Ordinance No. _____, introduced on the same date as this ordinance, the Township Council is amending Chapter 119 to delete the standards consolidated herein and to confine Chapter 119 to local licensing, and the Township Council intends that the two ordinances take effect together.

NOW, THEREFORE, BE IT ORDAINED by the Township Council of the Township of Parsippany-Troy Hills, in the County of Morris and State of New Jersey, as follows:

SECTION 1. Chapter 430, Zoning, of the Code of the Township of Parsippany-Troy Hills is hereby amended by adding a new Article LXIV, Cannabis Establishments, to read as follows:

ARTICLE LXIV

Cannabis Establishments

§ 430-461. Purpose; applicability; relationship to Chapter 119.

A. Purpose. The purpose of this article is to set forth in one place the location, separation, site and building standards that apply to cannabis establishments, cannabis distributors and cannabis delivery services in the Township, as authorized by N.J.S.A. 24:6I-45 and N.J.A.C. 17:30-5.1, and to identify the districts in which each class is permitted as a conditional use under N.J.S.A. 40:55D-67.

B. Applicability. This article applies to every cannabis establishment, cannabis distributor and cannabis delivery service, as those terms are defined in N.J.S.A. 24:6I-33, and to every cannabis testing laboratory, in every district in which such a use is permitted. The standards of this article are in addition to the standards of the district in which the use is located and the conditional use standards of the section that permits it. Where this article and a district section conflict, the more specific provision shall govern.

C. Relationship to Chapter 119. A local license issued under Chapter 119, together with the license issued by the Cannabis Regulatory Commission, is a prerequisite to the commencement and continuation of operations of a cannabis business, except that a cannabis testing laboratory, which is not licensed under Chapter 119, shall hold only the license issued by the Commission; but the issuance of a local license is not a condition of approval of any application for development under this chapter, and nothing in Chapter 119 shall be construed to establish a standard for the approval of a conditional use or site plan under this chapter. The Zoning Officer shall not certify zoning compliance for the occupancy of the licensed premises by a cannabis business, and no cannabis business shall open to the public or commence licensed activity, until the licenses required by this subsection have been issued.

D. Zoning determination. Upon request of an applicant or of the Cannabis Regulatory Commission under N.J.A.C. 17:30-5.1(f), the Zoning Officer shall issue a written

determination stating whether a proposed location complies with this chapter and, if it does not, the variance or other relief that would be required. A determination that relief is required is not a denial and does not grant relief. After the relief has been granted, the Zoning Officer shall on request issue a letter confirming compliance with this chapter, including the relief granted. The fee for a determination or letter is as set forth in Chapter A445.

E. Statutory exception for medical cannabis dispensaries. Nothing in this article or in Chapter 119 shall be applied to require municipal review, consent or approval, or to prohibit or restrict the retail sale of cannabis items, in any case in which N.J.S.A. 24:6I-45d prohibits the municipality from doing so, and a prior municipal approval of a medical cannabis dispensary shall have the effect that statute gives it. The requirements of the Uniform Construction Code, the Uniform Fire Code and Chapter 225 continue to apply to the extent State law permits.

§ 430-462. Definitions.

As used in this article, the terms cannabis, cannabis item, cannabis establishment, cannabis cultivator, cannabis manufacturer, cannabis wholesaler, cannabis distributor, cannabis retailer, cannabis delivery service, cannabis testing facility, cannabis consumption area and microbusiness shall have the meanings given in N.J.S.A. 24:6I-33, as amended. Where this chapter refers to a cannabis establishment, the reference shall include a cannabis distributor, a cannabis delivery service and a cannabis testing laboratory unless the context indicates otherwise. In addition:

CANNABIS TESTING LABORATORY. A cannabis testing facility as defined in N.J.S.A. 24:6I-33, licensed by the Cannabis Regulatory Commission.

BUILDING LEASE AREA. The portion of a building occupied, or proposed to be occupied, by the licensed premises of a cannabis business under a deed, lease or other instrument of possession, including any exclusive-use loading, storage or service area appurtenant to it, but excluding common areas, shared parking and the portions of a building occupied by other tenants.

LICENSED PREMISES. The building lease area and any exterior area of the lot that is identified on the approved site plan as used by the cannabis business.

SCHOOL. A public or private school, including a charter school, providing instruction in any of the grades kindergarten through twelve, including the lot on which the school building is located and any playground or athletic field under the same ownership that adjoins that lot. The term does not include a child care center, a preschool or nursery school not attached to a school providing

instruction in grades kindergarten through twelve, a college or university, or an educational or vocational training institution as defined in § 430-8.

§ 430-463. Districts in which cannabis uses are permitted.

A. Cannabis uses are permitted only as conditional uses, and only in the districts and subject to the sections listed below. No cannabis use is permitted in any other district.

(1) Class 5 cannabis retailer: B-1 Highway Commercial District (§ 430-88G); B-2 Highway Development District (§ 430-96G); B-2A Limited Highway Development District (§ 430-104C); O-T Office Transitional District (§ 430-213.1A).

(2) Class 1 cannabis cultivator, Class 2 cannabis manufacturer, Class 3 cannabis wholesaler, Class 4 cannabis distributor, Class 6 cannabis delivery service and cannabis testing laboratory: SED-3, SED-3A, SED-5 and SED-5A Districts (§ 430-144D); LIW-2 Limited Industrial Wholesale District (§ 430-165A); LIW-5 Limited Industrial Wholesale District (§ 430-173A).

(3) Cannabis testing laboratory: POD Planned Office District (§ 430-154B).

B. Cannabis consumption areas, as defined in N.J.S.A. 24:6I-21, are prohibited in all districts. Nothing in this chapter prohibits or restricts the delivery of cannabis items to consumers within the Township by a cannabis retailer or cannabis delivery service licensed by the State, or the transportation of cannabis items through the Township, as provided in N.J.S.A. 24:6I-45(b) and N.J.A.C. 17:30-5.1(l).

C. The number of cannabis businesses of each class that may be licensed in the Township is fixed by Chapter 119. An approval under this chapter does not entitle the applicant to a license.

§ 430-464. Location standards.

A. Separation from schools. No Class 5 cannabis retailer shall be located within 100 feet of a school. The distance shall be measured in a straight line from the nearest point of the building lease area of the licensed premises to the nearest point of the lot line of the school. Where the licensed premises occupy a tenant space in a building containing other tenants, the distance shall be measured from the building lease area of the licensed premises and not from the other tenant spaces or from the perimeter of the lot.

B. Separation from residential uses and districts. No Class 5 cannabis retailer building or building lease area shall be located within 100 feet of a residential lot line, a residential zone district boundary, or a single-family residential zoning district of an adjacent municipality. The distance shall be measured in a straight line from the nearest point of the building lease area of the licensed premises to the nearest point of the residential lot

line or district boundary, and the second sentence of subsection A regarding multi-tenant buildings shall apply.

C. Frontage. Frontage requirements are as set forth in the section of this chapter that permits the use in the district.

D. Pending applications. An application for development submitted before the effective date of this article shall be governed by the development regulations in effect on the date of submission, as provided in N.J.S.A. 40:55D-10.5. In addition, and as a matter of Township policy rather than by operation of that statute, the location standards of this section shall not be applied to a cannabis business that holds a resolution of support of the Township Council or a local license under Chapter 119 issued before the effective date of this article, to the extent the business complied with the location standards in effect on the date of issuance. Nothing in this section limits the protection of a lawful nonconforming use under N.J.S.A. 40:55D-68.

§ 430-465. Site and building standards.

The following standards apply to every cannabis use in every district in which it is permitted, in addition to the conditions of the section that permits it, and shall be shown on the site plan.

A. Enclosed building. The cultivation, manufacturing, processing, storage, display and sale of cannabis items shall be conducted within a completely enclosed building. No outdoor storage, display or sale of cannabis items and no outdoor cultivation shall be permitted. This subsection does not prohibit loading, unloading, vehicle staging, transport or delivery authorized by the Act and shown on the approved site plan. No cannabis business shall be operated from a vehicle, trailer, kiosk or other movable or temporary structure; this sentence does not apply to vehicles used for delivery or transport in accordance with the Act and the rules of the Commission. Where the licensed premises are not the sole occupancy of a building, there shall be no internal doorway, window or other opening providing access between the licensed premises and any other tenant space, and the licensed premises shall be served by a dedicated heating, ventilating and air-conditioning system; in the case of a cannabis cultivator or cannabis manufacturer, that system shall incorporate the odor control required by subsection B.

B. Odor control. Every cannabis business shall provide odor control and ventilation systems, so that the odor of cannabis is not detectable by a reasonable person beyond the property line, and such systems shall comply with the New Jersey Uniform Construction Code and Uniform Fire Code, including any requirement that process or hazardous exhaust be discharged rather than recirculated. For a cannabis cultivator or cannabis manufacturer, the applicant shall demonstrate compliance by exhibits, submissions and expert testimony in the application for site plan approval, and the

approving authority may attach reasonable conditions and may engage such experts as it requires to evaluate the submission in accordance with N.J.S.A. 40:55D-53.2. For a Class 5 cannabis retailer, a Class 3 cannabis wholesaler or a cannabis delivery service, this subsection shall be satisfied by an odor control plan submitted with the application for site plan approval, and expert testimony shall not be required unless the approving authority states on the record a specific basis for requiring it.

C. Mechanical equipment. Exterior generators, condensers, exhaust equipment and other mechanical equipment used for power, cooling or ventilation shall be enclosed or screened and shall be equipped with baffles, mufflers or other noise attenuation so as to comply with Chapter 258, Noise, and the performance standards of Article XXXV.

D. Fencing. Fencing or walls installed for security purposes shall be not less than six feet in height and shall otherwise comply with § 430-11, except that the Planning Board or Zoning Board of Adjustment, whichever has jurisdiction over the site plan, may approve a greater height where shown on the site plan.

E. Pollen and seed control. A cannabis cultivator shall implement measures to prevent cross-pollination and to prevent cannabis pollen and seeds from leaving the licensed premises, which may include pollen screens, air filtration, negative pressure and protocols for employees, vendors and visitors, and shall describe those measures in the application for site plan approval.

F. Exterior signage. Exterior signs shall comply with Article XXXVIII and with the setback and placement conditions of the section that permits the use. No sign, window display or other exterior graphic shall depict a cannabis leaf, plant, bud or product, cannabis paraphernalia, or any other image associated with the cannabis plant or its consumption. Subject to the foregoing, a sign may display the name of the business, which may include the words cannabis, dispensary or retailer, its hours of operation and such other content as the advertising rules of the Commission permit. No sign shall be illuminated in a manner that flashes or changes.

G. Visibility of product. No cannabis item or cannabis paraphernalia shall be visible from the exterior of the building or from any sidewalk or public or private right-of-way. A cannabis retailer may cover exterior glazing to the extent needed to comply, provided the window treatment is shown on the site plan and is consistent in appearance with the building.

H. Site security. Controlled access to the site and the building, exterior lighting of entrances, exits and parking areas serving the licensed premises, and the location of exterior cameras shall be shown on the site plan. The content of the security plan required by N.J.A.C. 17:30-9.10 is reviewed by the Commission and, for comment, by the Police Department under Chapter 119, and is not a standard for approval under this chapter.

Site plans and exhibits depicting security details shall be maintained as confidential to the extent permitted by N.J.S.A. 47:1A-1.1.

I. Parking and loading. Parking shall be provided in accordance with Article XXXVII at the rate applicable to retail uses for a Class 5 cannabis retailer and at the rate applicable to warehouse, manufacturing, research laboratory or office uses under Article XXXVII, whichever most closely corresponds to the use, for all other classes. Loading and delivery vehicle staging shall be located to the side or rear of the building where practicable and shall be shown on the site plan.

J. Drive-through service. No cannabis business shall provide drive-through, drive-up or walk-up window service.

§ 430-466. Procedure; conflicts.

A. Site plan approval. Except as provided in § 430-461E, the establishment of a cannabis use, and any later change or expansion for which site plan approval is required under Chapter 225, requires site plan approval under Chapter 225 and conditional use approval under N.J.S.A. 40:55D-67, which may be heard together. The Planning Board shall have jurisdiction unless a variance under N.J.S.A. 40:55D-70d is required, in which case the Zoning Board of Adjustment shall have jurisdiction under N.J.S.A. 40:55D-76. A cannabis use shall be subject to site plan review to the same extent as any other conditional use, and no separate or additional land use review shall be required by reason of this article.

B. Change of use. A change from one class of cannabis use to another, or the addition of a class, is a new conditional use requiring approval under this article.

C. Conflicts. Where a provision of Chapter 119 or of any other chapter of this Code purports to regulate the location of a cannabis use or to impose a site or building standard upon it, the provisions of this chapter shall govern.

SECTION 2. Section 430-88, Conditional uses, of Article XIII, B-1 Highway Commercial District, is hereby amended at subsection G as follows (subsections A through F are unchanged):

G. A cannabis establishment associated with a Class 5 cannabis retailer (dispensary) with license(s) issued by the permitting authority with regulatory jurisdiction of adult-use cannabis ("cannabis establishment" as defined in § 430-462), subject to Article LXIV of this chapter and the following requirements:

(1) Class 5 cannabis retailer (dispensary) establishment licensee shall be located on a lot with frontage on the arterial roadways of New Jersey State Highway Route 10 or 46 as designated by the 2010 Functional Classification Map for Morris County prepared by the New Jersey Department of Transportation, dated April 20,

2017, and revised for the urban area dated February 28, 2017, as may be amended from time to time;

(2) Class 5 cannabis retailer establishment shall not commence operations until it has been issued a local license under Chapter 119 and a license by the Cannabis Regulatory Commission, as provided in § 430-461C.

(3) Minimum lot size shall be the minimum lot size required in the zone district;

(4) No advertising signs shall be located within 20 feet of a public or private way and must be set back a minimum of 20 feet from all property lines. All signs shall otherwise comply with § 430-289 and § 430-465F. No signs shall be permitted to display a cannabis leaf or any other symbol associated with the cannabis plant;

(5) No such licensed retailer cannabis establishment shall be maintained or operated in a manner that causes, creates or allows the public viewing of cannabis, cannabis-infused products or cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way;

(6) Unless otherwise specified herein, lots, buildings and structures shall meet all bulk standards applicable to the zone district.

(7) A cannabis retailer's store shall not sell groceries, be a delicatessen, indoor food market, or other store engaging in retail sales of food, or in a store that engages in licensed retail sales of alcoholic beverages.

(8) Parking shall comply with typical retail use requirements.

(9) Drive-through services are prohibited.

(10) No cannabis-related products shall be visible from the exterior of the building. Notwithstanding anything to the contrary in this chapter, a cannabis retailer may cover any exterior glazing in a manner which effectuates this limitation, provided such window coverings are aesthetically appropriate and depicted on the plans submitted for site plan review.

(11) The licensed premises shall comply with the location standards of § 430-464, including the separation of 100 feet from a school and the separation of 100 feet from a residential lot line, residential zone district boundary or single-family residential zoning district of an adjacent municipality, and with the site and building standards of § 430-465.

SECTION 3. Section 430-96G of Article XIV, B-2 Highway Development District; Section 430-104C of Article XV, B-2A Limited Highway Development District; and Section 430-213.1A of Article XXX, O-T Office Transitional District, are each hereby amended to read as follows:

A cannabis establishment associated with a Class 5 cannabis retailer (dispensary) with license(s) issued by the permitting authority with regulatory jurisdiction of adult-use cannabis ("cannabis establishment" as defined in § 430-462), subject to the conditional use requirements of § 430-88G and Article LXIV of this chapter in their entirety.

SECTION 4. Section 430-144, Conditional uses, of Article XXI, SED Specialized Economic Development Districts, is hereby amended at subsection D as follows (subsections A through C are unchanged):

D. In the SED-3, 3A, 5 and 5A Districts, a cannabis establishment associated with a Class 1 cannabis cultivator, Class 2 cannabis manufacturer, Class 3 cannabis wholesaler license, Class 4 cannabis distributor license, Class 6 cannabis delivery service license or cannabis testing laboratory license issued by the permitting authority with regulatory jurisdiction of adult-use cannabis ("cannabis establishment" as defined in § 430-462), subject to Article LXIV of this chapter and the following requirements:

(1) A cannabis establishment must have frontage on either an arterial or collector road as designated by the 2010 Functional Classification Map for Morris County prepared by the New Jersey Department of Transportation, dated April 20, 2017, and revised for the urban area dated February 28, 2017, as may be amended from time to time, or on the following local roads: Pomeroy Road, Wood Hollow Road, Webro Road, Joshua Mateo Highway;

(2) Minimum lot size shall be the minimum lot size required in the zone district or three acres, whichever is greater;

(3) Fences six feet in height shall be permitted in the front yard. Fences shall otherwise comply with § 430-11;

(4) No advertising signs shall be located within 20 feet of a public or private way and must be set back a minimum of 20 feet from all property lines. All signs shall otherwise comply with § 430-289 and § 430-465F. No signs shall be permitted to display a cannabis leaf or any other symbol associated with the cannabis plant;

(5) No such licensed cultivator, manufacturer, wholesaler, distributor, delivery service or testing laboratory cannabis establishment shall be maintained or operated in a manner that causes, creates or allows the public viewing of cannabis, cannabis-infused products or cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way;

(6) Unless otherwise specified herein, lots, buildings and structures shall meet all bulk standards applicable to industrial or manufacturing establishment or warehouse uses in the zone district; and

(7) A cannabis establishment shall not commence operations until it has been issued a local license under Chapter 119 and a license by the Cannabis Regulatory Commission, as provided in § 430-461C.

SECTION 5. Section 430-165, Conditional uses, of Article XXIII, LIW-2 Limited Industrial Wholesale District, is hereby amended at subsection A as follows:

A. A cannabis establishment associated with a Class 1 cannabis cultivator, Class 2 cannabis manufacturer, Class 3 cannabis wholesaler license, Class 4 cannabis distributor license, Class 6 cannabis delivery service license or licensed cannabis testing laboratory issued by the permitting authority with regulatory jurisdiction of adult-use cannabis ("cannabis establishment" as defined in § 430-462), subject to Article LXIV of this chapter and the following requirements:

(1) A cannabis establishment must have frontage on either an arterial or collector road as designated by the 2010 Functional Classification Map for Morris County prepared by the New Jersey Department of Transportation, dated April 20, 2017, and revised for the urban area dated February 28, 2017, as may be amended from time to time, or on the following local roads: Pomeroy Road, Wood Hollow Road, Webro Road, Joshua Mateo Highway;

(2) Minimum lot size shall be the minimum lot size required in the zone district or three acres, whichever is greater;

(3) Fences six feet in height shall be permitted in the front yard. Fences shall otherwise comply with § 430-11;

(4) No advertising signs shall be located within 20 feet of a public or private way and must be set back a minimum of 20 feet from all property lines. All signs shall otherwise comply with § 430-289 and § 430-465F. No signs shall be permitted to display a cannabis leaf or any other symbol associated with the cannabis plant;

(5) No such licensed cultivator, manufacturer, wholesaler, distributor, delivery service or licensed cannabis testing laboratory cannabis establishment shall be maintained or operated in a manner that causes, creates or allows the public viewing of cannabis, cannabis-infused products or cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way;

(6) Unless otherwise specified herein, lots, buildings and structures shall meet all bulk standards applicable to industrial or manufacturing establishment or warehouse uses in the zone district; and

(7) A cannabis establishment shall not commence operations until it has been issued a local license under Chapter 119 and a license by the Cannabis Regulatory Commission, as provided in § 430-461C.

SECTION 6. Section 430-173, Conditional uses, of Article XXIV, LIW-5 Limited Industrial Wholesale District, is hereby amended at subsection A as follows:

A. A cannabis establishment associated with a Class 1 cannabis cultivator, Class 2 cannabis manufacturer, Class 3 cannabis wholesaler license, Class 4 cannabis distributor license, Class 6 cannabis delivery service license or licensed cannabis testing laboratory license issued by the permitting authority with regulatory jurisdiction of adult-use cannabis ("cannabis establishment" as defined in § 430-462), subject to Article LXIV of this chapter and the following requirements:

(1) A cannabis establishment must have frontage on either an arterial or collector road as designated by the 2010 Functional Classification Map for Morris County prepared by the New Jersey Department of Transportation, dated April 20, 2017, and revised for the urban area dated February 28, 2017, as may be amended from time to time, or on the following local roads: Pomeroy Road, Wood Hollow Road, Webro Road, Joshua Mateo Highway;

(2) Minimum lot size shall be the minimum lot size required in the zone district or three acres, whichever is greater;

(3) Fences six feet in height shall be permitted in the front yard. Fences shall otherwise comply with § 430-11;

(4) No advertising signs shall be located within 20 feet of a public or private way and must be set back a minimum of 20 feet from all property lines. All signs shall otherwise comply with § 430-289 and § 430-465F. No signs shall be permitted to display a cannabis leaf or any other symbol associated with the cannabis plant;

(5) No such licensed cultivator, manufacturer, wholesaler, distributor, delivery service or cannabis testing laboratory cannabis establishment shall be maintained or operated in a manner that causes, creates or allows the public viewing of cannabis, cannabis-infused products or cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way;

(6) Unless otherwise specified herein, lots, buildings and structures shall meet all bulk standards applicable to industrial or manufacturing establishment or warehouse uses in the zone district; and

(7) A cannabis establishment shall not commence operations until it has been issued a local license under Chapter 119 and a license by the Cannabis Regulatory Commission, as provided in § 430-461C.

SECTION 7. Section 430-154, Conditional uses, of Article XXII, POD Planned Office District, is hereby amended at subsection B as follows (subsection A is unchanged):

B. A licensed cannabis testing laboratory issued by the permitting authority with regulatory jurisdiction of adult-use cannabis ("cannabis establishment" as defined in § 430-462), subject to Article LXIV of this chapter and the following requirements:

(1) Such conditionally permitted cannabis testing laboratory must have frontage on either an arterial or collector road as designated by the 2010 Functional Classification Map for Morris County prepared by the New Jersey Department of Transportation, dated April 20, 2017, and revised for the urban area dated February 28, 2017, as may be amended from time to time;

(2) No such licensed cannabis testing laboratory cannabis establishment shall be maintained or operated in a manner that causes, creates or allows the public viewing of cannabis, cannabis-infused products or cannabis paraphernalia or similar products from any sidewalk, public or private right-of-way;

(3) A cannabis testing laboratory shall not commence operations until it has been licensed by the Cannabis Regulatory Commission.

SECTION 8. Repealer. All ordinances or parts of ordinances inconsistent with this ordinance are repealed to the extent of the inconsistency. The provisions of Chapter 119 that are deleted by companion Ordinance No. _____ and restated in Article LXIV remain in effect as codified until the effective date fixed in Section 11.

SECTION 9. Severability. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 10. Codification. This ordinance shall be codified as part of Chapter 430 of the Code of the Township of Parsippany-Troy Hills, and the Township Clerk and the codifier are authorized to renumber Article LXIV and §§ 430-461 through 430-466, to conform every cross-reference to this article in §§ 430-88, 430-96, 430-104, 430-144, 430-154, 430-165, 430-173 and 430-213.1 and in Chapter 119 accordingly, and to insert under the definition of "schools" in § 430-8 a note reading: "For the separation of cannabis retailers from schools, see §§ 430-462 and 430-464A."

SECTION 11. Effective date. This ordinance and companion Ordinance No. _____ amending Chapter 119 shall take effect together, on the first date on which both ordinances have been

finally adopted and published as required by law and a copy of this ordinance has been filed with the Morris County Planning Board pursuant to N.J.S.A. 40:55D-16.