

To: The owners of all Tax Lots in the SI district and those within 200 feet of the SI district

From: Katherine Fenton-Newman, Municipal Clerk

Date: August 7, 2023

NOTICE OF HEARING ON AMENDMENT TO ZONING ORDINANCE

On June 12, 2023, the Hopewell Township Committee introduced an Ordinance entitled:

“ORDINANCE OF THE TOWNSHIP OF HOPEWELL AMENDING CHAPTER 24 “CANNABIS” AND CHAPTER 17 “LAND USE AND DEVELOPMENT” OF THE CODE OF THE TOWNSHIP OF HOPEWELL TO PERMIT AS A CONDITIONAL USE CLASS II CANNABIS MANUFACTURING IN THE SPECIAL INDUSTRIAL ZONING DISTRICT.”

This Ordinance, if adopted, would permit cannabis manufacturing as a conditional use in the Special Industrial (SI) zoning district. The conditional use requirements for a cannabis manufacturing facility would include (a) licensing, (b) location at least 1000 feet from schools, school playgrounds and school athletic fields, (c) architectural drawings that show compliance with all requirements, and (d) no onsite consumption or use of cannabis, no cannabis product or product images displayed or visible, all products stored indoors, and no display or onsite advertisement of products. The Ordinance would also specify hours of operation, parking and loading, site access, odor control, signage, security, and lot, yard, height and coverage requirements.

The SI district is bounded by Route 31 on the east, the municipal boundary on the south, the Conrail railroad tracks on the west, and Reed Road to Diverty Road on the north.

PLEASE TAKE NOTICE that a public hearing on the Ordinance will be held at the Hopewell Township Committee meeting on **August 21, 2023 at 6:30 p.m.** at the **Hopewell Township Municipal Building**, 201 Washington Crossing-Pennington Road, Titusville, NJ 08560, at which time the Township Committee will consider the Ordinance for adoption.

The meeting will also be broadcast virtually via the Zoom platform. Below is Zoom platform access information:

https://us02web.zoom.us/join/zoom/zoom/register/tZIkfuqoqjwoGtIKRhTJ_rx0afXJ2XV7Q0kb

A copy of the Ordinance is available for public inspection at the Office of the Municipal Clerk, and may be accessed at this website:

https://us02web.zoom.us/join/zoom/zoom/register/tZIkfuqoqjwoGtIKRhTJ_rx0afXJ2XV7Q0kb

This notice is being sent by regular and certified mail to all owners of real property in the Township’s SI district, and to owners of real property within 200 feet of the SI district, as required by the Municipal Land Use Law (N.J.S.A. 40:55D-62.1). The properties receiving notice are listed by lot and block on the attached sheets.

**BLOCK AND LOTS FOR ALL PROPERTIES IN SI DISTRICT AND THOSE WITHIN
200 FEET OF ZONE, INCLUDING IN OTHER MUNICIPALITIES**

TAX BLOCK	TAX LOT		TAX BLOCK	TAX LOT		TAX BLOCK	TAX LOT
78	15.99		87	70		88	4.011
78.01	1		87	71		88	4.011
78.01	2		87	72		88	4.02
78.01	3		87	73		88	5.01
78.01	4		87	74		88	5.021
78.04	1.01		87	75		88	5.03
80	1		87	76		88	6.01
80	2.01		87	77		88	7
80	4.01		87	78		88	8
80	6.01		87	79		88	9
80	145		87	80.01		88	10
83	9		87	82.01		88	11
83	10.01		87	84.01		88	12
83	12.01		87	86		88	13
83	14		87	87		88	14
83	15.01		87	90		88	15
83	97		87	91.01		88	16
84	17		87	93.01		88	17
84	19		87	95.01		88	18
84	20		87	97.01		88	19
84	21		87	99.01		88	20
84	22		87	101.01		88	21.01
84	23		87	103		88	23.01
85	9		87	104		88	24
85	10		87	105.01		88	25
85	11		87	107.01		88	26
85	12		87	110.01		88	27
85	14		87	112.01		88	28
85	25		87	114.01		88	29
86	65		87	116.01		88	30
86	66		87	118.01		88	32
86	67		87	121.01		88	33.01
86	68		87	123		88	33.02
87	1.01		87	125.01		88	33.03
87	3		87	127		88	33.04
87	4		87	129		88	33.10
87	69		88	1		88	33.99
87	70		88	1.01		88	36
87	71		88	1.02		88	37
87	72		88	2		88	39
87	73		88	2.01		88	40
87	74		88	3		88	41
87	75		88	4.011		88	42
87	76		88	4.011		91	3.21

**BLOCK AND LOTS FOR ALL PROPERTIES IN SI DISTRICT AND THOSE WITHIN
200 FEET OF ZONE, INCLUDING IN OTHER MUNICIPALITIES**

TAX BLOCK	TAX LOT						
91	3.95						
91	3.961						
91	12						
91	13						
91	14.01						
91	14.02						
91	14.031						
91	14.032						
91	14.032						
91	15						
91	16						
91	17						
91	18						
91	19						
91	20						
91	22						
91	26						
91	27						
91	28						
91	30						
91	33.01						
91	33.02						
91	37						
91	38						
91	39						
91	40						
91	42						
91	43						
223.10	131						
225.03	13						
225.03	48						
225.03	48						
225.04	1.01						
368.01	15						
368.01	17						
369	1						