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**LAND USE BOARD OF THE TOWNSHIP OF VERNON**

**NOTICE OF MEETING AND PUBLIC HEARING**

**CONCERNING THE HOUSING ELEMENT AND FAIR SHARE PLAN,  
THE HISTORIC ELEMENT OF THE MASTER PLAN, AND THE WATER USE  
AND CONSERVATION MANAGEMENT PLAN, OF THE TOWNSHIP OF VERNON,  
NEW JERSEY**

**NOTICE IS HEREBY GIVEN**, in accordance with N.J.S.A. 10:4-6, et seq. and the Municipal Land Use Law, N.J.S.A. 40:55D-1, et seq. and, more particularly, N.J.S.A. 40:55D-13, that on **July 9, 2025**, the Land Use Board of the Township of Vernon will hold a Public Hearing on the proposed Housing Element and Fair Share Plan of the Township of Vernon New Jersey, ("HEFSP") which will amend the Master Plan of Township of Vernon. The Land Use Board of the Township of Vernon will also hold a Public Hearing on the proposed addition of two properties to the Historic Element of the Master Plan, and the addition of the Water Use and Conservation Management Plan as an Appendix/Technical Report to the Master Plan of the Township of Vernon. The Hearing will take place at 7:00 p.m. at the Township of Vernon Municipal Building located at 21 Church Street, Vernon, New Jersey or as soon thereafter as the matter can be reached.

The purpose of the Public Hearing is to amend the Master Plan of the Township of Vernon by the adoption of a Housing Element and Fair Share Plan that addresses municipal affordable housing planning requirements for Round 4 as defined in the amended Fair Housing Act, N.J.S.A. 52:27D-301, et seq., and proposes various compliance mechanisms to address the Round 4 affordable housing obligation as set forth therein, including, but not limited to, regulations governing affordable housing units in the Township of Vernon. In addition, the Public Hearing will consider the addition of two (2) properties, commonly known as Perry Farm (Sammis Farm), located at 169 Route 94, Vernon, NJ 07462 (Block 525, Lot 17), and Stewart House, located at 193 Route 94, Vernon, NJ 07462 (Block 378, Lot 20), to the Historic Element of the Master Plan of the Township of Vernon. Lastly, the Public Hearing will consider the addition of the Water Use and Conservation Management Plan as an Appendix/Technical Report to the Master Plan of the Township of Vernon. The public is invited to comment on all of these amendments by appearing in person at the hearing and offering public comment.

On and after the publication of this Notice, a copy of the proposed Housing Element and Fair Share Plan, Historic Element of the Master Plan, and the Water Use and Conservation Management Plan of the Township of Vernon, New Jersey will be available for public inspection on the website of the Township of Vernon at <https://www.vernontwp.com/> and during the regular business hours from 8:30 a.m. to 4:00 p.m. Monday through Friday in the office of the Municipal Clerk at the Township of Vernon Municipal Building located at 21 Church Street, Vernon, New Jersey.

At the Hearing, opportunity will be given to all interested parties to be heard after which time the Land Use Board may take action to adopt all of the above amendments. The Land Use Board reserves the right to make amendments to the HEFSP and the other amendments at the public hearing prior to adoption and without further notice.

By order of the Land Use Board of the Township of Vernon.

Kimberley Decker, Land Use Administrator

*Join Us and Make a Difference!*

# VOLUNTEERS NEEDED

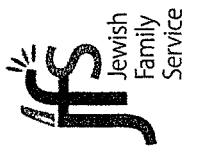
Are you passionate about contributing to your community? Here's your chance to make a meaningful impact! We are seeking dedicated volunteers to join our Senior Independence Program and support neighbors over 60 throughout Orange County.

## Opportunities Available :

- Transportation, local & essential
- Grocery shopping help
- Visits and phone calls

**TRAINING  
JULY 17 OR 31, 2025**

**JOIN US!**  **CALL FOR DETAILS  
845-341-1173 x305**



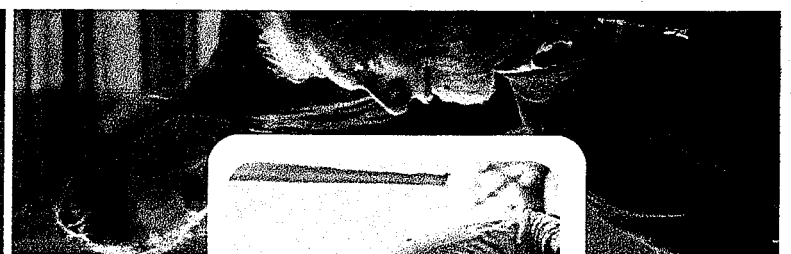
**Jewish Federation  
of Greater Orange County**



Proud Member of the  
**ORANGE COUNTY  
CHAMBER OF COMMERCE**



**Friendly Visitor Program**



## Warwick Town Clerk

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**From:** Hallenbeck, Destiny <Destiny.Hallenbeck@mail.house.gov>  
**Sent:** Monday, June 23, 2025 8:00 AM  
**To:** Hallenbeck, Destiny  
**Subject:** Congressman Pat Ryan's CARES Van Stops in Orange County - August 2025  
**Attachments:** CARES Van August - Cornwall.pdf; CARES Van August - Pine Bush.pdf; CARES Van August - Washingtonville.pdf; CARES Van August - Blooming Grove.pdf; CARES Van August - Middletown.pdf; CARES Van August - Healthy Orange.pdf

Good afternoon,

I hope this email finds you well. My name is Destiny Hallenbeck, and I'm the Deputy District Director for Congressman Pat Ryan. Our CARES Van will be visiting Orange County in August to assist constituents with any issues they may have with federal agencies. Please find more details about our upcoming events below:

### Upcoming CARES Van Stops:

**Tuesday, August 5, 2025**

**10:00AM - 2:00PM**

Health Orange Farmers Market  
130 Broadway  
Newburgh, NY 12550

**Saturday, August 9, 2025**

**10:00AM - 1:00PM**

Middletown Farmers Market  
1-31 Union St,  
Middletown, NY 10940

**Thursday, August 14, 2025**

**1:30PM - 3:30PM**

Blooming Grove Town Hall  
6 Horton Road  
Blooming Grove, NY 10914

**Thursday, August 21, 2025**

**10:00AM - 12:00PM**

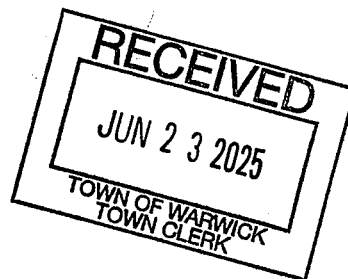
The Moffat Library of Washingtonville  
6 West Main Street  
Washingtonville, New York 10992

**Thursday, August 21, 2025**

**2:00PM - 4:00PM**

Pine Bush Library  
223-227 Maple Ave  
Pine Bush, NY 12566

**Wednesday, August 27, 2025**



**11:00AM - 3:00PM**

Cornwall Farmers Market  
183 Main Street  
Cornwall, NY 12518

During these events, a trained constituent advocate from Congressman Ryan's office will be on hand to assist with a variety of federal matters, including Social Security, VA benefits, IRS issues, and more.

**Sample Blurb for Promotion:**

*Stop by one of Congressman Pat Ryan's CARES Van stops to meet with a member of his team and get assistance with any federal issue you may be facing. A trained constituent advocate from the Congressman's office will be available to help with agencies such as Social Security, VA benefits, IRS issues, and more!*

Please help spread the word by sharing this information on your social media and including it in any newsletters your organization may distribute. Don't forget to tag our office!

If you have any questions or need further information, please don't hesitate to reach out to me at [destiny.hallenbeck@mail.house.gov](mailto:destiny.hallenbeck@mail.house.gov) or 845-443-2930.

Thank you for your help in getting the word out!

All the best,

Destiny Hallenbeck

**Destiny Hallenbeck** (*she/her/hers*)

**Deputy District Director**

Office of Congressman Pat Ryan (NY-18)

29 North Hamilton St, Suites 112 & 113, Poughkeepsie, NY 12601

O: 845 443 2930

[Destiny.Hallenbeck@mail.house.gov](mailto:Destiny.Hallenbeck@mail.house.gov)

CONGRESSMAN

**PAT RYAN**

PROUDLY SERVING THE HUDSON VALLEY



**Assistance from my office is coming here to your neighborhood with the**

**C.A.R.E.S. VAN**

*Constituent* **Advocacy** *Resources* **Empowerment** *Services*

**Bringing assistance with federal agencies and benefits like Social Security, VA benefits, federal grant funding, passports, immigration services, the IRS & more - directly to you!**



**WEDNESDAY, AUGUST 27**



**11:00AM - 3:00PM**



**Cornwall Farmers Market  
183 Main St  
Cornwall, NY 12518**



**For more information or if you need assistance, but can't make the event, contact my office. Stay up to date by signing up for my weekly newsletter by scanning the QR code! ☎ (845) 443-2930 🌐 [PatRyan.house.gov](http://PatRyan.house.gov)**



CONGRESSMAN  
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**THURSDAY, AUGUST 21**



**2:00PM - 4:00PM**



**Pine Bush Library  
223-227 Maple Ave  
Pine Bush, NY 12566**



For more information or if you need assistance, but can't make the event, contact my office. Stay up to date by signing up for my weekly newsletter by scanning the QR code! ☎ (845) 443-2930 🌐 [PatRyan.house.gov](http://PatRyan.house.gov)

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**THURSDAY, AUGUST 21**

**10:00AM - 12:00PM**

**The Moffat Library of Washingtonville  
6 West Main St  
Washingtonville, NY 10992**



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**THURSDAY, AUGUST 14**



**1:30PM - 3:30PM**



**Blooming Grove Town Hall  
6 Horton Rd  
Blooming Grove, NY 10914**



For more information or if you need assistance, but can't make the event, contact my office. Stay up to date by signing up for my weekly newsletter by scanning the QR code! ☎ (845) 443-2930 🌐 [PatRyan.house.gov](http://PatRyan.house.gov)



CONGRESSMAN

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**SATURDAY, AUGUST 9**



**10:00AM - 1:00PM**



**Middletown Farmers Market  
1-31 Union St  
Middletown, NY 10940**



For more information or if you need assistance, but can't make the event, contact my office. Stay up to date by signing up for my weekly newsletter by scanning the QR code! ☎ (845) 443-2930 🌐 [PatRyan.house.gov](http://PatRyan.house.gov)

CONGRESSMAN

**PAT RYAN**



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**TUESDAY, AUGUST 5**

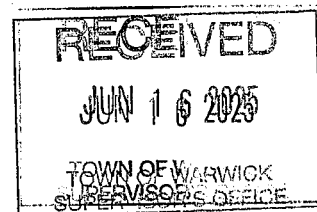
**10:00AM - 2:00PM**

Health Orange Farmers Market  
**130 Broadway**  
**Newburgh, NY 12550**



**For more information or if you need assistance, but can't make the event, contact my office. Stay up to date by signing up for my weekly newsletter by scanning the QR code!** ☎ **(845) 443-2930** 🌐 **PatRyan.house.gov**

**PUBLIC NOTICE**  
**For**  
**Determination of Public Need**  
**Village of South Blooming Grove**



To: All Interested Parties

From: Hudson Valley Regional EMS Council  
Transportation Committee

Date: July 7, 2025

Re: Village of South Blooming Grove

**PLEASE TAKE NOTICE:**

The Transportation Committee of the Hudson Valley Regional EMS Council, in accordance with Public Health Law, Article 30 of the State of New York, is conducting a Public Hearing with respect to the determination of a Public Need to convert a temporary Municipal Certificate to a permanent Operating Certificate.

**Public Need** as defined by the NYS EMS Council and the NYS Department of Health is:

The demonstrated absence, reduced availability or an inadequate level of care in ambulance or emergency medical service available to a geographical area which is not readily correctable through the relocation or improvement of existing resources.

This service is located in Orange County NY, with a primary operating territory in the Village of South Blooming Grove

The Public Hearing will be held on Monday, July 7, 2025, from 1pm-3pm at the Hudson Valley Regional EMS office located at 33 Airport Center Drive, Suite 204, New Windsor NY 12553. All speakers must sign in no later than 1pm. The hearing will continue until 3pm or until all speakers are heard, whichever is earlier.

A copy of the application is available for review at the Hudson Valley Regional EMS Council office. If you wish to review it, please contact the Hudson Valley Regional EMS office at (845) 245-4292 to schedule an appointment.

If you cannot attend or wish to make a written comment on this application, please do so in writing on or before 1pm on Monday, July 7, 2025

Mail or Email comments to:

Transportation Committee  
Hudson Valley Regional EMS Council  
33 Airport Center Drive, Suite 204  
New Windsor, NY 12553  
Phone: (845) 245-4292  
[hvremSCO@hvremSCO.org](mailto:hvremSCO@hvremSCO.org)



**SCENIC  
HUDSON  
.ORG**

**SCENIC HUDSON, INC.**

85 Civic Center Plaza

Suite 300

Poughkeepsie, NY 12601

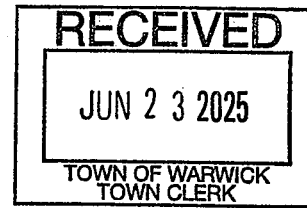
Tel: 845 473 4440

Fax: 845 473 2648

ScenicHudson.org

## MEMORANDUM

June 17, 2025  
SENT VIA EMAIL



Supervisor Jesse Dwyer  
Town of Warwick  
132 Kings Highway  
Warwick, NY 10990

***Re: Proposed Senior Housing Development (Tax Parcel 51-1-1) and Potential Impacts  
on Co-Held Baird Conservation Easement***

Dear Supervisor Dwyer,

Scenic Hudson recently became aware of an application for Site Plan Approval and Special Use Permit for construction of a 126-unit senior housing development on land owned by the M G F Corporation on Tax Parcel SBL 51-1-1. This senior housing development is proposed to be built directly adjacent to property currently owned by Pennings Meadows LLC, which is subject to a conservation easement co-held by Scenic Hudson and the Town of Warwick on Tax Parcel SBL 41-1-78, granted by John S. Baird in 2004.

The primary purpose of the conservation easement that the Town and Scenic Hudson co-hold is "to promote agricultural viability and to conserve productive agricultural lands, including the Property's prime, unique and statewide important soils, for the benefit of the public and future generations." Based on our review of existing mapping provided by the Orange County GIS, it appears that much of the property owned by the M G F Corporation is mapped as wetlands in the National Wetland Inventory. Furthermore, these wetlands drain northward into a stream that runs along the eastern boundary of the Baird conservation easement. We have observed in past monitoring visits that the fields on the eastern end of the conservation easement protected Pennings Meadows property are already frequently flooded, and we are concerned that the loss of these wetlands could further exacerbate this issue. Additionally, we have been informed that a sewer line may have to be run under the Pennings Meadows property to allow for the future development of the proposed senior housing development and, if this is the case, are concerned about the potential for this to impact the agricultural viability of the property.

Scenic Hudson is providing these concerns in its role as a holder of the conservation easement on the Pennings Meadows property and in the interest of ensuring the perpetual protection of the conservation values of the protected property. As the co-holder of this easement, we would





**SCENIC HUDSON, INC.**

85 Civic Center Plaza

Suite 300

Poughkeepsie, NY 12601

Tel: 845 473 4440

Fax: 845 473 2648

[ScenicHudson.org](http://ScenicHudson.org)

## MEMORANDUM

like to understand the Town of Warwick's assessment of potential impacts to the conservation easement protected property that may result if the proposed project is approved.

Thank you for your attention and consideration of this matter. We would welcome the opportunity to discuss further. I can be reached at [awalterich@scenichudson.org](mailto:awalterich@scenichudson.org) or by phone at 845-473-4440, extension 315.

Sincerely,

Ashley Walterich  
Conservation Easement Stewardship Assistant

## **Township of West Milford**

Passaic County, New Jersey

### **~ Ordinance 2025 - 020 ~**

**ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC,  
STATE OF NEW JERSEY AMENDING CHAPTER 500 "ZONING" SECTION 500-193, CANNABIS  
RETAILER AS TO HOURS OF OPERATION, SECTION 500-191, DEFINITIONS AS TO TRANSFER  
AND OR SALE OF CANNABIS LICENSES, AND SECTION 500-198 AS TO NUMERICAL  
LIMITATIONS OF CLASS 5 CANNABIS RETAILER LICENSES**

**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**, 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," N.J.S.A. 24:6I-31 et seq. (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 the following six marketplace classes of business licenses to be issued by the State of New Jersey Cannabis Regulatory Commission for the legal operation of cannabis establishments and other types of cannabis marketplace activity in the State, 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 Distributer 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 purchased items to a consumer, and which service would include the ability of a consumer to make a purchase directly through the licensed cannabis delivery service which would be presented by the delivery service for fulfillment by a retailer and then delivered to a consumer; and.

**WHEREAS**, section 31a of the Act, N.J.S.A. 24:6I-45a, authorizes municipalities to adopt ordinances and regulations prohibiting outright and/or limiting the number of any class of license "cannabis establishments" (defined in section 33 of the Act, N.J.S.A. 24:6I-33, as "a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, or a cannabis retailer"), cannabis distributors and cannabis delivery services allowed to operate within its municipal boundaries; and the location, manner and times of operation of such cannabis establishments, cannabis distributors and cannabis delivery services, except that the time of operations for cannabis delivery services, shall only be subject to the regulation by the Cannabis Regulatory Commission (the "Commission"); and

**WHEREAS**, section 31a of the Act, N.J.S.A. 24:6I-45a, also authorizes municipalities to establish certain civil penalties for violations of any ordinance or regulations governing cannabis establishments, distributors or delivery services that may operate in a municipality, as well as to their location, manner and times of operation; and

**WHEREAS**, section 31b of the Act, N.J.S.A. 24:6I-45b, authorizes municipalities to prohibit, by ordinance, the operation of any one or more classes of cannabis establishments, cannabis distributors, and the principal premises of a cannabis delivery service from anywhere in the municipality, but not the actual delivery of cannabis items and related supplies by a licensed cannabis delivery service operating outside the boundaries of the municipality; and

**WHEREAS**, section 31c of the Act, N.J.S.A. 24:6I-45c, authorizes municipalities to impose a separate local licensing or endorsement requirement as part of its restrictions on the number of cannabis establishments, distributors or delivery services; and

**WHEREAS**, the Township of West Milford has specifically allowed cultivation (Cannabis Cultivator License Class 1), manufacturing (Cannabis Manufacturer License Class 2), wholesaler (Cannabis Wholesaler License Class 3), distribution (Cannabis Cultivator License Class 4), retailer (Cannabis Retailer License Class 5) and delivery (Cannabis Deliver License Class 6) under the Act, subject to municipal regulation where appropriate in the Township; and

**WHEREAS**, as to the hours of operation for Cannabis Retailers and those License Class 5 licenses, the Township of West Milford wishes to amend its code to reflect that such hours shall be increased to reflect from 7:00 a.m. to 12 a.m.; and

**WHEREAS**, the Township further wishes to codify that any existing licenses may be relocated, transferred and or sold subject to Township Council approval and in accord with all other requirements as set forth within the Township Code; and

**WHEREAS**, the Township wishes to clarify that the reduction of licenses pursuant to Section 500-198 does not apply to a Class 5 licensee that temporarily closes for repairs or to remodel.

**NOW THEREFORE BE IT ORDAINED**, by the Mayor and Township Council of the Township of West Milford, County of Passaic, and the State of New Jersey that the Township of West Milford shall be amended only as follows:

**SECTION 1.** § 500-193, Cannabis retailer, only at paragraph A. (7) shall be amended to reflect:

Hours of operation for cannabis retailers shall be limited to 7:00 a.m. to 12:00 a.m.

**SECTION 2.** § 500-191, Definitions, only as to CANNABIS LICENSED MARKETPLACE, that definition shall be amended to add a new paragraph C., which shall reflect as follows:

- C. In accordance with all other requirements as set forth within the Township Code and within this section, existing licenses may be relocated, transferred or sold with Council approval.

**SECTION 3.** § 500-198 Numerical limit on local cannabis licenses and class types of cannabis establishment permitted, only paragraph A. (5) shall be amended to reflect:

Five Class 5 cannabis retailer licenses for locations at which cannabis items and related supplies are sold to consumers. Any current Class 5 retailer who ceases to operate shall have its existing retail cannabis business license deemed null and void, and such license shall not be renewed or reissued so long as there are five (5) other existing Class 5 licenses currently in operation in the Township. This section shall not apply to any licensed Class 5 cannabis retailer that temporarily closes for repairs or to remodel an approved and existing location, nor shall this section apply when a business is being relocated and/or is being sold if the business was operating immediately prior to being relocated and/or sold, subject to all other requirements.

**SECTION 4.** All ordinances or parts of ordinances of the Township of West Milford inconsistent with the provisions of this Ordinance, are hereby repealed to the extent of such inconsistency.

**SECTION 5.** If any section, subsection, clause or phrase of this Ordinance is for any reason held to be unconstitutional or invalid by any court or competent jurisdiction, such decision shall not affect the remaining portion of this Ordinance.

**SECTION 6.** This Ordinance may be renumbered for purposes of codification.

**SECTION 7.** This Ordinance shall take effect upon final passage, approval, and publication as required by law.

Introduced: June 11, 2025

Adopted:

Effective Date:

TOWNSHIP OF WEST MILFORD  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

ATTEST

\_\_\_\_\_  
William Senande, Township Clerk

By: \_\_\_\_\_  
Michele Dale, Mayor



## **Township of West Milford**

Passaic County, New Jersey

### **~ Ordinance 2025 - 021 ~**

#### **ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 500-36.1 TEMPORARY OUTDOOR COMMERCIAL SALES EVENT AND SEASONAL FARMER'S MARKET SALES**

##### **§ 500-36.1. Temporary outdoor commercial sales event and seasonal farmers' market sales.**

- A. Purpose. The purpose of this section is to permit and regulate the outdoor display and sale of merchandise within the Township of West Milford in such a manner as to protect the public's health and safety and to ensure the integrity of the Township's land use plan and zoning regulations.
- B. Designated zones. Temporary outdoor commercial sales events and farmers' markets shall be permitted on any property in the NC, VC, CC, HC and LC Zone Districts where said property satisfies the minimum lot area standards of the applicable zone district. Said activities shall also be permitted in any zone district upon lands owned by the Township of West Milford, the West Milford Board of Education and on the grounds of a house of worship where the property in question is in compliance with the standards set forth in Chapter 500, Article X, Conditional Uses, § 500-94, Houses of worship.
- C. Permit required. No property shall be utilized for a temporary outdoor commercial sales event or for the purpose of establishing a seasonal farmers' market as defined in Chapter 420 without the issuance of either a temporary outdoor commercial sales event permit or a seasonal farmers' market permit, as applicable, from the Township's Administrative Officer or Zoning Officer in accordance with the provisions of this chapter.
- D. Term of permit.
  - (1) A temporary outdoor commercial sales event permit shall be required for each sales event, with a maximum of six events per calendar year for any property within West Milford Township. An event conducted over the course of two consecutive days shall constitute a single event for the purposes of issuing a permit and shall count as a single event towards the total of six events permitted per property within a calendar year. No permit under this section shall be valid for more than a single day. Separate permits may be issued for consecutive days.
  - (2) A seasonal farmers' market permit shall be required for each seasonal event. One permit shall cover the entire duration of the seasonal event permitted within the time period from mid-May through mid-October of each calendar year. The sponsor of the seasonal farmers' market shall be responsible to secure said permit, which shall cover any and all vendors participating in the event.
- E. Hours of operation. Functions authorized by a temporary outdoor commercial sales event permit or a seasonal farmers' market permit shall be limited to hours between 9:00 a.m. and 9:00 p.m.
- F. All temporary outdoor activities shall adhere to the following standards:
  - (1) Applicant shall be responsible for securing all requisite permits from the Township's Construction Code Official and subcode officials and from the Township's Health Department, if applicable. Applicant shall abide by any and all provisions to ensure the public's health, safety and welfare that may be attached as conditions of a temporary outdoor commercial sales permit as determined by the Township, including, but not limited to, the Police, Health and Planning Departments.
  - (2) Security and parking plans must accompany an application if the event will be held on a property licensed to sell alcohol or cannabis or if the consumption or sale of alcohol or cannabis will be permitted at the event. The security plan must reflect the measures that will be taken to prevent the underage consumption of alcohol and cannabis. The security plan shall also include the reasonable measures to limit disturbance to surrounding properties and the public by utilizing barriers to control noise and smoke, as well as to limit

- the public, especially minors, from viewing the consumption of alcohol or cannabis. The parking plans must show that sufficient parking is available for the number of intended guests and that the event will not significantly impede the flow of traffic on public streets.
- (3) No structures, tables, stalls or other appurtenances shall obstruct a sidewalk or emergency access lane.
  - (4) Temporary signage shall be subject to § 500-160 of this chapter.
  - G. Permit fee. The fee for a temporary outdoor commercial sales permit and a seasonal farmers' market permit shall be as set forth in Chapter 400, § 414-6.
  - H. Exemptions. The display and sale of merchandise by nonprofit organizations for fundraising purposes shall be exempt from the requirements of this section.
  - I. Appeals. Where there is a dispute regarding a decision by the Township's Administrative Officer or Zoning Officer as to whether an activity qualifies for a permit under this section, the matter shall be referred to the West Milford Zoning Board of Adjustment for a determination pursuant to N.J.S.A. 40:55D-70a.

Introduced: June 11, 2025

Adopted:

Effective Date:

TOWNSHIP OF WEST MILFORD  
COUNTY OF PASSAIC  
STATE OF NEW JERSEY

ATTEST

\_\_\_\_\_  
William Senande, Township Clerk

By: \_\_\_\_\_  
Michele Dale, Mayor

## Warwick Town Clerk

---

**From:** Deidre Ellis (ClerksOffice2@WestMilford.org) <ClerksOffice2@westmilford.org>  
**Sent:** Thursday, June 12, 2025 9:40 AM  
**To:** bsmith@bloomingtonnj.net; clerk@butlerborough.com; jbakalarczyk@hardyston.com; clerk@villageofgreenwoodlake.org; Michele Reilly; kiuale@kinnelonboro.org; clerk@ringwoodnj.net; townclerk@vernontwp.com; Warwick Town Clerk; dimhof@passaiccountynj.org; pcpb@passaiccountynj.org; awadleigh@rockawaytownship.org; salvatorep@passaiccountynj.org  
**Cc:** Pamela Jordan (PlanningBoard@WestMilford.org)  
**Subject:** Ordinances 2025-020 and 2025-021 West Milford Township  
**Attachments:** 2025-020-AmendChap500-191-193-198 Cannabis Discussion Edit.pdf; 2025-021-Amend500-36.1-TempOutdoorCommSalesEvent.pdf

June 12, 2025

**TO:** Borough of Bloomingdale  
Borough of Butler  
Borough of Kinnelon  
Borough of Ringwood  
Passaic County Clerk  
Passaic County Planning Board  
Township of Hardyston  
Township of Jefferson  
Township of Rockaway  
Township of Vernon  
Town of Warwick  
Township of West Milford Planning Board  
Village of Greenwood Lake

**Re:**

**Ordinance 2025-020 - ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 500 "ZONING" SECTION 500-193, CANNABIS RETAILER AS TO HOURS OF OPERATION, SECTION 500-191, DEFINITIONS AS TO TRANSFER AND OR SALE OF CANNABIS LICENSES, AND SECTION 500-198 AS TO NUMERICAL LIMITATIONS OF CLASS 5 CANNABIS RETAILER LICENSES**

**Ordinance 2025-021 - ORDINANCE OF THE TOWNSHIP OF WEST MILFORD, COUNTY OF PASSAIC, STATE OF NEW JERSEY AMENDING CHAPTER 500-36.1 TEMPORARY OUTDOOR COMMERCIAL SALES EVENT AND SEASONAL FARMER'S MARKET SALES**

Dear Sir/Madam:

Please take notice that the above Ordinance 2025-020 and Ordinance 2025-021 were introduced at a Regular Meeting of the Mayor and Governing Body of the Township of West Milford held on June 11, 2025.

Enclosed herewith are copies of the Ordinances referenced above.

*Deidre Ellis*

Deidre Ellis  
Clerk's Office  
973-728-2714

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