

*** NEW NOTICE ***

The following ordinance was introduced and passed at first reading by the City Council of the City of Camden at a **Special** meeting held on **Monday, 7/20/26** and is before the City Council of the City of Camden for further consideration for final passage at a **Regular** meeting to be held on **8/11/26** at **5:00 p.m.** in City Council Chambers, 2nd floor City Hall.

The purpose of the following ordinance is set forth in the whereas and/or ordained clauses contained within said ordinance, which are incorporated in this statement by reference thereto as if fully set forth herein. A copy of the ordinance can be obtained by the public without cost from the Municipal Clerk's Office

Luis Pastoriza
Municipal Clerk
City of Camden

POC#12922

FUENTES
7/20/2026

**ORDINANCE AMENDING THE CANNABIS ORDINANCE, MC-5371,
ADOPTED ON FEBRUARY 8, 2022, AND ITS AMENDMENTS, GOVERNING
THE ESTABLISHMENT AND CONTROL OF RECREATIONAL CANNABIS
LICENSES IN THE CITY OF CAMDEN TO ALLOW FOR THE ADDITION OF
ANOTHER ZONE FOR RETAIL CANNABIS BUSINESSES**

WHEREAS, the City Council of the City of Camden, on February 8, 2022 adopted Ordinance MC-5371, which established and controls recreational cannabis licenses in the City of Camden; and

WHEREAS, MC-5371 was amended several times, to increase the location of licenses as follows:

D. Licensing

4. Location of Licenses: The following State classified cannabis classes are permitted in the corresponding zoning districts:

- a. Class 1; Cultivator – Commercial 3 and Light Industrial 2
- b. Class 2; Manufacturer – Light Industrial Zone – LI-1
- c. Class 3; Wholesale –
 - i. Light Industrial Zones, LI-1 and LI-2;

- ii. GI-1, North 4th Street, north of Erie Street
- d. Class 4; Distributor –
 - Light Industrial Zone – LI-1;
 - ii. GI-1, North 4th Street, north of Erie Street
- e. Class 5; Retail – permitted in the following zones:
 - i. C-2 Zone – Gateway/Waterfront South
 - ii. C-3 Zone – Old Pathmark Area
 - iii. C-4 Zone – Admiral Wilson Boulevard
 - iv. US Zone – University Services
 - v. CC Zone - Center City
 - vi. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue
 - vii. C-2 Zone – Vine Street from North Front Street to North 3rd Street
 - viii. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
- f. Any other properties outside the specific zones described in subsections (a) through (e) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
- g. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.
- h. Any Delivery Service Provider seeking to establish a business in the City of Camden must comply with all applicable City of Camden Ordinances.

WHEREAS, the City Council of the City of Camden is now seeking to further amend MC-5371, adopted on February 8, 2022 and its amendments to increase the location of retail recreational cannabis licenses; now therefore

BE IT ORDAINED by the City Council of the City of Camden that MC-5371, adopted on February 8, 2022 and its amendments are hereby further amended as follows:

870-38 – PERMITTED USES IN CERTAIN DISTRICTS – CANNABIS LICENSED BUSINESSES – ISSUANCE OF LICENSES AND PERMITS

D. Licensing

4. Location of Licenses: The following State classified cannabis classes are permitted in the corresponding zoning districts:

- a. Class 1; Cultivator – Commercial 3 and Light Industrial 2
- b. Class 2; Manufacturer – Light Industrial Zone – LI-1
- c. Class 3; Wholesale –
 - i. Light Industrial Zones, LI-1 and LI-2;
 - ii. GI-1, North 4th Street, north of Erie Street
- e. Class 4; Distributor –
 - Light Industrial Zone – LI-1;
 - ii. GI-1, North 4th Street, north of Erie Street

- e. Class 5; Retail – permitted in the following zones:
 - i. C-2 Zone – Gateway/Waterfront South
 - ii. C-3 Zone – Old Pathmark Area
 - iii. C-4 Zone – Admiral Wilson Boulevard
 - iv. US Zone – University Services
 - v. CC Zone - Center City
 - vi. C-1 Zone - Haddon Avenue from Kaighn Avenue to Atlantic Avenue, and both North 27th Street and Cambridge Street, from Concord Avenue to River Avenue.”
 - vii. C-2 Zone – Vine Street from North Front Street to North 3rd Street
 - viii. TOD District - White Horse Pike from Haddon Avenue to Ferry Avenue
- f. Any other properties outside the specific zones described in subsections (a) through (e) above, provided that the applicant/petitioner obtains a use variance, inclusive of any conditions, from the Zoning Board of Adjustment.
- g. Class 6: Delivery – In accordance with the Act, delivery of cannabis products within the City is authorized where permitted by State law.
- h. Any Delivery Service Provider seeking to establish a business in the City of Camden must comply with all applicable City of Camden Ordinances.

BE IT FURTHER ORDAINED that following introduction and prior to adoption, the Clerk shall cause a copy of this ordinance to be referred to the City of Camden Planning Board for review pursuant to *N.J.S.A. 40:55D-26*.

BE IT FURTHER ORDAINED that any portion of the MC-5371, adopted on February 8, 2002, and its amendments , not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED that that any portion of the Camden City Code not herein amended and supplemented shall remain in full force and effect.

BE IT FURTHER ORDAINED that all ordinances or parts of ordinances inconsistent with the provisions of this ordinance are hereby repealed as to such inconsistency only.

BE IT FURTHER ORDAINED that if any provision of this ordinance is declared invalid, such invalidity shall not affect the other provisions of this ordinance. Furthermore, the other provisions of this ordinance are deemed to be severable and remain in full force and effect.

BE IT FURTHER ORDAINED that this ordinance shall take effect twenty (20) days after its final passage and publication as provided by law.

BE IT FURTHER ORDAINED that pursuant to N.J.S.A. 52:27BBB-23 and N.J.S.A. 40:69A-41, a true copy of this Ordinance shall be forwarded to the Mayor, who shall have ten (10) days from the receipt thereof to approve or veto this Ordinance. Additionally, pursuant to N.J.S.A. 52:27BBB-23, a true copy of this Ordinance shall be forwarded to the State Commissioner of Community Affairs, who shall have ten (10) days from the receipt thereof to

veto this Ordinance, and the action by the Commissioner regarding this Ordinance shall supersede any action by the Mayor on the same Ordinance. All notices of approval and/or veto shall be filed in the Office of the Municipal Clerk.

Date of Introduction: July 20, 2026

The above has been reviewed
and approved as to form.

DANIEL S. BLACKBURN
City Attorney

ANGEL FUENTES
President City Council

VICTOR CARSTARPHEN
Mayor

ATTEST:

LUIS PASTORIZA
Municipal Clerk