



Borough of Woodbury Heights Planning/Zoning Board
500 Elm Avenue Woodbury Heights, New Jersey 08097

Regular Meeting Minutes

October 3, 2022

Chairman Farrell called the meeting to order.

ROLL CALL: Present: Mr. Elton, Mr. Flynn, Mr. Conley, Mr. McCabe, Mr. Hart, Mr. Norcross, Mrs. Reim, Mr. Aregood, Mr. Farrell

Absent: Mr. Torrisi, Mayor Packer, Councilman Pitzo, Mrs. Sesko

Also, in Attendance: B. Michael Borelli, Solicitor, Mark Brunermer, Engineer, Tiffany Morrissey, Planner, & Shannon Elton, Board Secretary

Resolutions: None

Applications:

#22-0003: John Berry, Loud Labs-Preliminary & Final Site Plan; Block 35 Lot 3

Mr. Borelli introduced the application to the board, he stated that proper notice had been given, and deemed the application complete.

Mr. Conley recused himself, and joined the audience.

Heather Kumer, presented the application for preliminary and final site plan approval with a conditional use approval at 207 W. Jersey Ave on behalf of her client, Loud Labs.

The applicant introduced the two professionals to give testimony, John Descano, Architect. Cory Hill, Rep of Loud Labs, LLC, Operations Manager for NJ, MI & CO.

The existing nonconforming structure and use was reviewed, with no intention to expand. The process of obtaining a license for cannabis for the State of New Jersey was reviewed.

John Descano, Licensed Architect & Professional Planner was deemed an expert and sworn in before the board. Testimony was given regarding the site and structure. He reviewed the existing nonconforming elements with the side yard and front yard. There was no proposal to expand, with only interior alterations. The Site Plan was reviewed including, fencing, landscaping and the trash enclosure. They reiterating it will not be open to the public.

Bruce Farrell, Chairman

Cory Hill, Director of Operations in Michigan, Colorado, and New Jersey. The Board deemed them an expert and swore them in. Testimony regarding the day-to-day operations of the building was provided.

Mr. Norcross inquired about the alarm system and the cooperation with the fire department. Mr. Hill explained their relationship with Emergency responders at their locations in Michigan and Colorado. The board inquired about the substances used in the extraction processed to be performed. Mr. Hill reviewed the process.

Mrs. Morrissey inquired about the exhaust system.

Mr. Elton asked about training for emergency responders. They assured the lab techs would be properly trained and assured open communication, coordination and transparency with the local Fire & Police Departments.

The applicant's Counsel reviewed the mandatory safety operations and regulations imposed by the State of New Jersey.

John Jacob Berry, CEO and 100% owner of Loud Labs, Denver Colorado, was sworn in to give testimony as the applicant.

The applicant discussed the emergency protocol put in place at his locations. They gave testimony regarding the history of the company and their experience, the employees at the location and the products being produced at the location. They gave testimony regarding the disposal of waste products. They elaborated that any waste product is mixed with substances to deem it unusable to be disposed. They reviewed how deliveries would be received, security procedures, hours of operation.

The board inquired about a Security Guard on site. They elaborated that although not required by the State, they would comply with the board, but elaborated that a security guard would draw attention to the property, and are typically only in effect at dispensaries. Mrs. Morrissey clarified that the board may defer to a Police Department review. The applicant indicated they were meeting with the Police Department the next day for consult.

The applicant address concerns regarding noise and odor. Both noise and odor were explained to be relatively non-existent.

Mrs. Morrissey reviewed the Planner's report. Report is on file. The applicant agreed to work with the Planner to address extending landscaping and fencing. The Planner asked if the repair and replacement of a fence with barbed wire would extend to the residential properties. Mr. Brunermer asked that the applicant consider a solid fence such as wood or vinyl. Discussion ensued. The applicant agreed to work with the homeowner effected by said fencing.

Bruce Farrell, Chairman

Mr. Brunermer reviewed the Engineer's report. Report is on file. Concern about the potential of large tractor trailer deliveries. Discussion ensued. The applicant offered to notify the police department when the few deliveries take place, for traffic control purposes. Mr. Brunermer discussed lighting, the trash enclosure and the security alarm.

Mr. Borelli Noted that everything presented was to be marked as evidence.

Open to the Public

- a. Motion: Mr. Flynn
- b. Second: Mr. Norcross

Joya Long, 155 Gant Ave: They reiterated their appreciation for answering their questions at the last meeting. They expressed concerns about the lack of fence separating their property from the property in question. Mrs. Morrissey clarified their property is Block 135.01 Lot 3. They expressed concern about the construction and having workers on their property, especially with the lack of fencing. The applicant offered to install a fence before any construction occurred and took their contact information to further discuss.

Close to the Public

- a. Motion: Mr. Elton
- b. Second: Mr. Flynn

A motion was made to approve application.

Motion-Mr. Elton
Second-Mr. Flynn

Approved with the following Roll Call: Mr. Elton, yes, Mr. Flynn, yes, Mr. McCabe, yes, Mr. Hart, yes, Mr. Norcross, yes, Mrs. Reim, yes, Mr. Aregood, yes, Mr. Farrell, yes

Secretary's Report: Meeting Minutes

September 12, 2022 Regular Meeting

- a. Motion to Approve: Mr. Flynn
- b. Second: Mrs. Reim

The minutes were approved unanimously, Mr. Hart abstained.

Open/Close to the Public: No Public.

Adjournment:

- a. Motion: Mr. Conley
- b. Second: Mr. Norcross
- c. Ayes

Shannon Elton, Secretary

Bruce Farrell, Chairman