



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

Regular Meeting Minutes

November 7, 2022

Chairman Farrell called the meeting to order.

ROLL CALL: Present: Mr. Elton, Mrs. Sesko Mr. Conley, Councilman Pitzo, Mr. McCabe, Mr. Norcross, Mrs. Reim, Mr. Aregood, Mr. Farrell

Absent: Mr. Torrissi, Mayor Packer, Mr. Flynn, Mr. Hart

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

Resolutions:

2022-10: RESOLUTION GRANTING PRELIMINARY AND FINAL SITE PLAN APPROVAL TO ESTABLISH A CANABIS MANUFACTURING FACILITY PERMITTED AS A CONDITION USE IN THE L1 ZONING DISTRICT TO LOUD LABS, INC.

- a. Motion: Mr. Elton
- b. Second: Mrs. Sesko
- c. Roll Call: Mr. Elton, yes, Mrs. Sesko, Abstain, Mr. Conley, Abstain, Councilman Pitzo, Abstain, Mr. McCabe, yes, Mr. Norcross, yes, Mrs. Reim, yes, Mr. Aregood, yes, Mr. Farrell, yes.

Approved

Applications:

#22-0004: Dr. Harsh Patel, Preliminary & Final Site Plan, 19 Maple Ave, Block 3 Lot 8.03

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

John Ciocco, Esq. presented on behalf of the applicant. They reviewed the use and the

Bruce Farrell, Chairman

Dr. Harsh Patel, 53 Ross Way, Marlton, NJ was sworn in as the applicant to give testimony. They testified to hours of operation, employee count, lighting, trash disposal and medical waste and the property in general. The board inquired about medical waste, signage. The board expressed concern about the current lighting and asked for improved lighting.

Mr. Conley inquired about repairs necessary between the driveway and roadway. Mr. Brunermer confirmed the repair is on the property side and not the street side, in need of repair.

The Board asked for clarification on the ramp proposed. Mr. Borelli and Mr. Brunermer expressed no concern with the location of the ramp.

Mr. Brunermer reviewed the Engineer's & Planner's report. Reports are on file. Mr. Brunermer asked for more clarification on the trash, and stressed the desire for an enclosure. Discussion ensued. Mr. Farrell asked if there was concern about circulation in the parking lot. Mr. Brunermer stated he was not concerned. Mr. Conley asked to ensure the lighting from the parking lots would be buffered for the residents surrounding the property.

It was clarified that the applicant is the property owner and the tenant of one of the two units.

Dr. Patel gave testimony on the day-to-day operations, including security.

Chairman Farrell asked that use of the basement be limited to just basement storage and it be noted.

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

Open to the Public

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

No Public

Close to the Public

- a. Motion: Mrs. Sesko
- b. Second: Mr. Norcross

A motion was made to approve application.

Motion-Mr. Conley
Second-Mrs. Sesko

Approved with the following Roll Call: Mr. Elton, yes, Mrs. Sesko, yes, Mr. Conley, yes, Councilman Pitzo, yes, Mr. McCabe, yes, Mr. Norcross, yes, Mrs. Reim, yes, Mr. Aregood, yes, Mr. Farrell, yes

Secretary's Report: Meeting Minutes pushed to next meeting.

Bruce Farrell, Chairman

Solicitor's Report

Ordinance Review – ORDINANCE 20-2022: AN ORDINANCE OF THE BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, AMENDING AND SUPPLEMENTING ORDINANCE 11-2022 TO PERMIT THE OPERATION OF CERTAIN CLASSES OF CANNABIS BUSINESSES WITHIN ITS GEOGRAPHICAL BOUNDARIES AND AMENDING THE CODE OF THE BOROUGH OF WOODBURY HEIGHTS CHAPTER 70, LAND USE AND DEVELOPMENT AND CREATING NEW CHAPTER XXX ENTITLED, "ESTABLISHMENT OF CANNABIS TRANSFER TAX AND USER TAX IN BOROUGH OF WOODBURY HEIGHTS."

- a. Mr. Borelli presented the proposed ordinance to the board. Discussion ensued. The board determined the ordinance is consistent with the Master Plan and it is acceptable to the board.
- b. Roll Call: Mr. Elton, yes, Mrs. Sesko, yes, Mr. Conley, yes, Councilman Pitzo, yes, Mr. McCabe, yes, Mr. Norcross, yes, Mrs. Reim, yes, Mr. Aregood, yes, Mr. Farrell, yes

Ordinance Discussion- Horses

- a. Mr. Borelli presented two conflicting ordinance regarding keeping horses within the Boro. He explained that a resident inquiry with the zoning official brought it to light. He reviewed the ordinances with the board.
- b. The Board determined the latest ordinance would be most relevant, and that the Land Use Ordinance does not address horses as a permitted use.
- c. The Board clarifies that it is not permitted in any zone and would issue a letter stating the same and recommends the inconsistency be resolved.

Open/Close to the Public: No Public.

Adjournment:

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

Shannon Elton, Secretary

Bruce Farrell, Chairman