

Borough of Woodbury Heights
REGULAR PLANNING/ZONING BOARD MEETING
Mon Apr 1, 2024 6:00 PM - 7:00 PM EDT

CALL TO ORDER

Chairman Farrell called the meeting to order with the following statement: "THIS MEETING HAS BEEN DULY ADVERTISED AND HAS BEEN POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND CONFORMS TO THE DIRECTIVES OF THE 'OPEN PUBLIC MEETINGS ACT' OF THE STATE OF NEW JERSEY"

PLEDGE OF ALLEGIANCE

Chairman Farrell led the Pledge of Allegiance

ROLL CALL

PRESENT	ALSO IN ATTENDANCE	ABSENT
Elton	Shannon Elton, Secretary	Hart
Flynn	Mark Brunermer, Engineer	Packer
Sesko	B. Michael Borelli Esq., Solicitor	Gambale
Conley	James Biegen, Engineer	Davis
McCabe		
Norcross		
Reim		
Abraldes		
Farrell		

RESOLUTIONS

2024-09: Sons of Barley, LLC, Block 40.14 Lot 19, 996 Mantua Pike, Amended Site Plan Review Waiver

Elton/Flynn

Roll Call Was Unanimous - Conley, McCabe, Abraldes Abstained

APPLICATIONS

Mr. Conley recused himself for both applications on the agenda due to professional conflict.

Mr. Borelli reviewed both applications and asked the Board to address the question raised by the Borough Planner regarding the "Indoor" aspect of operations. Discussion ensued.

Motion to deem the matters Planning Board matters

Elton/Sesko

All in Favor

The Board determined the Drive-Thru remains an indoor activity.

Application #24-0002: Summit Wellness, LLC, Block 40.05 Lot 11, 1002 Mantua Pike, Amended Site Plan Approval

Heather Kumer Esq., counsel for Summit Wellness LLC, introduced the application on behalf of her client. They reviewed the request for a drive-thru and the need.

They reviewed the previous approval for Site Plan. They reviewed the State requirements, signage, hours etc.

Mr. Farrell inquired about transaction time.

Mr. Elton asked them to elaborate on the initial experience of the drive-thru.

Mr. Brunermer inquired about procedure with clients who have not pre-ordered.

Kalpesh Shah, the applicant, was sworn in before the board for testimony.

The applicant elaborated on the processes and procedures in the drive-thru line.

Mr. Brunermer discussed the traffic study provided by the applicant.

The Engineer stated that changes to signage would need to be resubmitted for review and the safety plan would need to be reviewed by the Police Department.

Counsel for the applicant spoke on the required DOT approval and the timeline. Discussion ensued.

Open to the Public- Flynn/Elton

Closed to the Public

Motion to approve amendment

Elton/Flynn

Roll Call-Unanimous

Application Approved

Application #24-0004: Blulight Cannabis LLC, Block 41 Lot 1.01, 890 Mantua Pike, Amended Site Plan Approval

Christopher Berr, counsel for Blulight Cannabis LLC, introduced the application on behalf of the applicant. They reviewed the site and summarized the drive-thru process.

Jay Sims, PE, PP, CME was sworn in before the Board,. The board accepted Mr. Sims as an expert. Mr. Sims reviewed the site plan amendments. He presented exhibits A-1 (the original approval), A-2 (the modifications).

Amir Patel, the CEO of Blulight Cannabis LLC, was sworn in before the board. They reviewed the procedure and processes of the use of the drive-thru. Specifically, ordering, scheduling pick up, traffic, signage and direction, staffing, potential operational changes and security.

Exhibit A-3 (security overlay) was distributed to the board. Mr. Berr reviewed the security on site.

Michael Brown, PE, PTOE, CME, was sworn in before the board. He was accepted by the board as an expert. He gave testimony on the lack of traffic impact of the addition of the drive-thru. He also discussed the adequacy of the parking with the addition of the drive-thru.

Testimony concluded.

Mrs. Sesko inquired about enforcing the limits of ordering.

Mr. Elton inquired about about parking.

Mr. Norcross inquired about ratio of pick up and drive thru customers.

Mr. Brunermer reviewed his letter as well as the planners letter. He also asked about outdoor events such as food trucks and outdoor promotions. Mr. Berr testified that they are not anticipating such events.

The Engineer asked that the sign changes be submitted to the if approved.

Open to the Public

Closed to the Public

Motion to Approve Amendment- Flynn/MC

Roll Call-Unanimous

Application Approved

SECRETARY'S REPORT

Minutes

- January Re-Org Meeting
- January Regular Meeting
- March Regular Meeting

Norcross/Reim

Ayes

Approved

Request for Special Meeting: Greystar Development East LLC

Discussion ensued regarding the possibility of a Special Meeting for the Greystay Development East LLC in April. The Board declined a special meeting and will meet to hear the application at the regularly scheduled May meeting.

2023 Financial Disclosure Statements

The secretary reminded the Board that financial disclosure statements would be due on April 30th.

REFERRAL FROM MAYOR & COUNCIL

The Board reviewed several ordinances referred to them by the governing body. Mr. Brunermer and Jim Biegen led the discussion.

- Ordinance 2-2024-Salt Storage
- Ordinance 3-2024-Stormwater
- Ordinance 4-2024- Tree Removal & Replacement

Motion (Conley/Sesko) to recommend back to Mayor & Council to decrease number of replacement trees, caliber of tree larger and identify no conflict with the Master Plan

Roll Call - Elton, Flynn, Sesko, Conley, Norcross, Reim, Abraldes-YES McCabe-NO Farrell-Abstain

SOLICITOR'S REPORT

ENGINEER'S REPORT

PLANNER'S REPORT

OPEN TO THE PUBLIC

ADJOURNMENT

Conley/Sesko

All In Favor

Adjourned

Shannon Elton, Secretary