

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, March 21, 2022 at 7:30 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. LaGuardia, Councilman Gierak, Mr. Cook, Mr. Maniscalco and Mr. Mazzone - PRESENT
Mr. Hickey, Mayor White, Ms. Barrale and Mr. Camporeale - ABSENT
Also present was Mr. Pellino, Board attorney.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. SWEAR IN NEW MEMBER

Dominick Mazzone was sworn in as the mayor's alternate.

5. SITE PLAN APPLICATION

BT-Newyo, LLC, 280 North Midland Ave., BLOCK 1202, LOT 30
Mr. Pellino – The applicant has filed an appeal of the Zoning Officer's decision with the Zoning Board, which is why they are adjourning the site plan. Depending how that appeal turns out, they may not be before the Planning Board. Tony's analysis is that it is an expansion of a nonconforming use, which can only be granted by the Zoning Board.
Mr. Maniscalco – The application will be carried with no further notice to the April 18, 2022 meeting.

6. REVIEW AND RECOMMEND ORDINANCE #1718-22

Mr. Pellino – This ordinance does a couple of things. First, it incorporates a definition from the state statute of a microbusiness, which limits the size, number of employees, etc. of that business. It sets up a separate zoning district for microbusiness cultivation, in the B-2 zone adjacent to Route 46 and in certain blocks and lots in the Industrial District. Where the uses are prohibited from being within a certain distance from a school, it defines how to measure the distance. It will be measured from the front entrance of the cannabis establishment to the outside border of the school. A microbusiness is not a separate license, but rather a limitation the town can adopt. The questions for the Planning Board are 1.) do you find this consistent with the Master Plan and 2.) do you have any recommendations or do we want to approve it in its present form?

Mr. Compitello made a motion; seconded by Mr. Browne to authorize Mr. Pellino to write a letter to the Mayor and Council saying that the Planning Board has found the proposed ordinance is consistent with the Master Plan and the Planning Board recommends its adoption.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. LaGuardia, Councilman Gierak, Mr. Cook, Mr. Maniscalco and Mr. Mazzone - YES

7. MINUTES

Mr. Browne made a motion; seconded by Councilman Gierak to approve the minutes of the February 22, 2022 regular meeting. All in Favor - YES

8. CORRESPONDENCE

Mr. Compitello made a motion; seconded by Mr. Browne to accept and file the correspondence received. All in Favor - YES

9. VOUCHERS

Mr. Compitello made a motion; seconded by Mr. Browne to pay the following vouchers, provided funds are available:

Carroll Engineering, 02/24/22, B.P. Products North America, \$1,170

Carroll Engineering, 02/24/22, ECLC of NJ Pride Day Program, \$468

Carroll Engineering, 02/24/22, BT Newyo, LLC, \$2,170

Carroll Engineering, 02/24/22, Saddle Brook Urban Renewal Associates, \$2,496

Paparozzi Associates, 03/03/22, BT Newyo, LLC, \$487.50

Paparozzi Associates, 03/03/22, ECLC of New Jersey Pride Day Program, \$412.50

All in Favor - YES

10. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Compitello made a motion; seconded by Mr. Browne to open the meeting to the public.

All in Favor - YES

No public participation.

Mr. Compitello made a motion; seconded by Mr. Browne to close the meeting to the public.

All in Favor – YES

11. ADJOURN

Mr. Compitello made a motion; seconded by Mr. Browne to adjourn the meeting.

All in Favor - YES

Meeting adjourned 7:57 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary