

# **TOWNSHIP OF SADDLE BROOK PLANNING BOARD**

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, June 20, 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 Mayor White - PRESENT  
Mr. Hickey, Ms. Barrale Mr. Camporeale and Mr. Mazzone - ABSENT  
Also present was Stephen Pellino, Board attorney.

## **3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT**

### **4. REVIEW AND RECOMMEND ORDINANCE**

Mr. Pellino – Under the law, Council has a duty to send us ordinances for us to determine whether or not it is consistent with the Master Plan and to make recommendations. This ordinance has to do with cannabis licensing and a provision for discipline and violations. It's set up to be in the Zoning Chapter 206. It provides a 2 tiered structure. The state has to grant you a license for you to qualify, but the town is going to secondarily do their own licensing, charge a fee and provide regulations for discipline if people violate the provisions. It gives the town more control over these facilities and raises more money. It seems consistent with the Master Plan in that it regulates a form of business that's allowed in certain sections of the Township, which is a goal of zoning and Master Plan.

Mr. Cook – As part of the application process, it says you need a copy of the resolution of support. What is that?

Mr. Pellino – The state wants to see a resolution from the Township Mayor and Council, saying we are in support of the application before they consider granting a license.

Mr. Ambrogio – Section 2c talks about inactive licenses. If there's a cannabis business that wants to sell their business to someone else, would they need to come back before this Board?

Mr. Pellino – If it was the exact same business, going into the same location, I wouldn't think so, but they would need to get state and local licenses.

Mr. Ambrogio – What are the rules for medical marijuana?

Mr. Pellino – You can regulate it on zoning, but you can't prohibit it.

Mr. Ambrogio - So it would just be a regular retail business?

Mr. Pellino – Yes.

Mr. Pellino – Gary Pappozzi sent an email to inform us that Rochelle Park's application fee is \$30,000, Maywood is \$35,000 and Paramus is \$35,000.

Mr. Maniscalco – Do we want to raise ours?

Mayor White – That's a yearly fee.

Mr. Pellino – Gary said that Rochelle Park's retail does \$170,000 per day. He thinks we should consider higher fines.

Mr. Compitello – Who controls the fees?

Mr. Pellino – The Township.

Mr. Compitello – So we could always change them.

Mr. Pellino – My suggestion would be we recommend to approve it and suggest that the Mayor and Council may want to consider raising the fees and fines.

Mr. Ambrogio – I agree. I don't think we'd have any leverage with low fine amounts.

Mr. Compitello made a motion; seconded by Mr. Browne to have Mr. Pellino send a letter to the Mayor and Council recommending this ordinance and to consider raising fines and the application fee. All in Favor – YES

#### **5. RESOLUTION**

Mr. Compitello made a motion; seconded by Mr. Browne to adopt the resolution of approval for ECLC of NJ Pride Day Program, 250 Market Street, Block 513, Lot 1.  
VOTE: Mr. Ambrogio, Mr. Browne, Mr. Compitello, Mr. LaGuardia, Councilman Gierak, Mr. Cook, Mr. Maniscalco and Mayor White – YES

#### **6. MINUTES**

Mr. Compitello made a motion; seconded by Mr. Browne to approve the minutes of the May 16, 2022 meeting. All in Favor - YES

#### **9. CORRESPONDENCE**

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

#### **10. VOUCHERS**

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

Carroll Engineering, 05/18/22, B.P. Products North America, \$1,544.01

Carroll Engineering, 05/18/22, ECLC of NJ Pride Day Program, \$624

Basile Birchwale & Pellino, 06/01/22, B.P. Products North America, \$125

Basile Birchwale & Pellino, 06/01/22, ECLC of New Jersey Pride Day Program, \$760

All in Favor – YES

#### **11. 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

#### **12. ADJOURN**

Mr. Compitello made a motion; seconded by Councilman Gierak to adjourn the meeting. All in Favor - YES

Meeting adjourned 8:02 p.m.

Respectfully Submitted,

Jayne Kapner  
Planning Board Secretary