

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, September 19, 2022 at 7:34 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gieriek, Mr. Cook, Mr. Maniscalco (arrived at 7:40) and Mayor White - PRESENT

Mr. Compitello, Ms. Barrale, Mr. Camporeale and Mr. Mazzone - ABSENT
Also present were Mr. Pellino, Board attorney and Gary Paparozzi, Board planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. APPOINT ACTING CHAIRMAN

Councilman Gieriek made a motion; seconded by Mr. Cook to appoint Mr. Browne acting chairman. VOTE: All in Favor - YES

5. REVIEW AND RECOMMEND ORDINANCE #1726-22

Mr. Pellino – This ordinance would expand the area for cannabis manufacturing facilities less than 5,000 feet to include some sections of the B2 zone along Route 46. Our job as the Planning Board is to determine whether or not it is consistent with the Master Plan and to make recommendations.

Mayor White – The cannabis business that wants to go in on Route 46 may want to do retail, cultivation and manufacturing all in the same location. There was some pushback due to the possibility of a strong odor. They say they will put in expensive ventilation systems and filters.

Mr. Paparozzi to Mr. Pellino – Can you allow manufacturing in only a certain area of the B2 zone, rather than the entire zone? Some of the areas are by a residential zone. Also, in one area, the ordinance talks about measuring from the entrance of the establishment to the property line, yet in another area, it measures from property line to property line. It also gives a distance of 500 feet to schools. I would recommend that the measurement be 1,000 feet, measured property line to property line.

Mayor White – Council feels the ordinance is too restrictive.

Mr. Paparozzi – You don't want it to be allowed everywhere. Problems arise with manufacturing because it's enhanced with other drugs.

Mr. Hickey – The traffic on Route 46 is already horrendous.

Mayor White – I think manufacturing and cultivating won't add to traffic, but I worry about the odor.

Mr. Hickey – I think we should recommend what Gary said - 1,000 feet, from property line to property line.

Mr. Pellino – Two typos in section B.(1) should be corrected as follows: 1.) change "shall only per permitted" to "only be permitted" and 2.) change "Cannabis manufacturing operations 5,000 square feet" to "Cannabis manufacturing operations of 5,000 square feet"

Mr. Cook made a motion; seconded by Mr. Ambrogio, authorizing Mr. Pellino to write a letter to the Mayor and Council making the recommendation that the distance be 1,000 feet, that the measurement be from property line to property line and that they correct the two typos.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Councilman Gierrek, Mr. Cook and Mr. Maniscalco – YES. Mayor White - ABSTAIN

6. MINUTES

Councilman Gierrek made a motion; seconded by Mr. Cook to approve the minutes of the July 18, 2022 regular meeting. All in Favor - YES

7. CORRESPONDENCE

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

8. VOUCHERS

Mr. Cook made a motion; seconded by Councilman Gierrek to pay the following vouchers, provided funds are available:

Carroll Engineering, 07/14/22, Garden State Recreational Grown/Budz Prime, \$2,808
World Wheat Foundation, 07/21/22, Return Unused Escrow, \$5,166.31
Paparozzi Associates, Inc., 08/02/22, ECLC of New Jersey Pride Day Program, \$28.05
David Benanti, 08/10/22, Return Unused Escrow, \$350.51
Filippo Mirante, 08/10/22, Return unused Escrow, \$191.06
Carroll Engineering, 08/11/22, Garden State Recreational Grown/Budz Prime, \$468
Carroll Engineering, 08/11/22, Saddle Brook Board of Education, \$1,680.25

All in Favor - YES

9. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Councilman Gierrek made a motion; seconded by Mr. Maniscalco to open the meeting to the public. All in Favor - YES

No public participation.

Councilman Gierrek made a motion; seconded by Mr. Maniscalco to close the meeting to the public. All in Favor – YES

10. ADJOURN

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

Meeting adjourned 8:15 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary