

TOWNSHIP OF SADDLE BROOK PLANNING BOARD

Following are the minutes of the Saddle Brook Planning Board's Regular Meeting, held on Monday, July 17, 2023 at 7:30 p.m.

1. FLAG SALUTE

2. ROLL CALL: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Mr. Cook, Mr. Maniscalco, Mayor White and Mr. Camporeale – PRESENT Mr. Compitello, Councilman Accomando and Ms. Barrale – ABSENT

Also present were Anthony Cialone, attorney, James Zembur, engineer and Gary Papanozzi, planner.

3. CHAIRMAN ANNOUNCES – OPEN PUBLIC MEETINGS ACT

4. NEW BUSINESS

A. REVIEW AND RECOMMEND ORDINANCE #1739-23

Mr. Cialone – This is a proposed amendment to the cannabis ordinance. It has to do with manufacturing in the B2 secondary business district. Originally, there was no manufacturing allowed in the B2 district. Subsequently, there was an amendment to that ordinance that permitted cannabis manufacturing in certain blocks up to 5,000 square feet. Currently, the amendment calls for amending the size of permitted operations from 5,000 to 12,500 square feet. This has no effect on dispensary or cultivation use. The memo from the township planner says this amendment is in conformance and not inconsistent with the Master Plan.

Nick Dickerson, Township Planner came forward.

Mr. Dickerson – This is amending the conditional use standards for manufacturing from 5,000 sq. ft. to 12,500 sq. ft. Manufacturing was never a typical use in this zone. It was amended last year to permit manufacturing in the B2 zone along Route 46 in blocks 104, 105, 118, 120, 121, 123, 405 and 412. We looked at this for consistency with the Master Plan, however the Master Plan predates the state law that authorizes this as a potential permitted use. That being said, there are a number of recommendations dedicated to improving commercial areas along Route 46, where there is a variety of commercial and industrial uses. It advances several goals of the Master Plan, including 3, 4 and 5, relating to Route 46 and improving business zones. Mr. Dickerson read goals. The proposed ordinance is not inconsistent with those goals. The size increase is not inconsistent with this area of the Route 46 corridor. The U-Haul building is approximately 25,000 square feet, the catering hall is 15,500 square feet, the truck center is 35,000 square feet, staples is 17,000 square feet, Olympic Pools is 14,000, vapor engine supply rims building is 14,300 and Wal-Mart is 102,000 square feet. A general recommendation is to fully codify this to avoid confusion as to which code is current.

Mr. Papanozzi – I have a suggestion for the ordinance. Maybe there should be a distance requirement between these establishments, such as 1,000 or 1,500 feet.

Mr. Hickey made a motion; seconded by Mr. Cook to have Mr. Cialone write a letter to the mayor and Council, stating that the Board finds the ordinance consistent with the Master Plan and recommend 1,000 feet between cannabis manufacturing businesses.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Mr. Cook, Mr. Maniscalco, Mayor White and Mr. Camporeale - YES

B. PRELIMINARY AND FINAL SITE PLAN APPLICATION

Cattino Real Estate Holdings, LLC, 225 US Highway 46 West, Block 120, Lot 3
Daniel Lagana, attorney for the applicant came forward.

Mr. Cialone – The applicant has provided proper notice. The Board has jurisdiction to hear this application.

Mr. Lagana passed out a condensed version of the plans previously submitted. The three sheets of site plan, dated 06/09/23 were marked Exhibit A-1.

Mr. Lagana - We're here for preliminary and final major site plan approval, related to a conditional use to operate a class 1 micro cultivation cannabis facility, a class 2 manufacturing cannabis facility and a class 5 retail cannabis establishment. This is approved as a conditional use in this block and lot. This is the existing Staples facility.

Patrick McClellan, engineer for the applicant was sworn in.

Mr. Lagana – We have received the board engineer's review memorandum, dated 06/29/23.

We'd be happy to go through the checklist items. We did request some waivers because the site will be largely untouched other than some interior modifications. We subsequently addressed a lot of the requested information, but there still remains a few outstanding items.

James Zembur – The applicant provided the metes and bounds survey, signed and sealed. They provided the traffic report and a letter of no interest from Bergen County (items 7, 14 and 15).

Mr. Lagana – We also added the 200-foot list on the map. We are ready to provide testimony with regard to the sanitary sewage output (item 12) and the anticipated water consumption at the site (item 13). That leaves the topographical map and items 8, 9, 10 and 11, which we request waivers for.

Mr. McClellan – The majority of the improvements are inside the building. There are some very minor changes proposed to the site. With that in mind, we are asking for relief for checklist item 8, topographical map. It's a totally functioning site today and we aren't making any changes to the exterior grades. Similarly, item 9, we are not making any changes to the utilities. We do have plans to expand the two existing ADA parking spaces to become four ADA parking spaces. We may have to add a ramp to the sidewalk in front of the building. We ask to do this as a condition of approval, should the board act favorably on the application. Item 10, regarding datum for elevations, there is a flood hazard line near the property. Today the state has adopted their new stormwater and flood hazard rules. The presumption is without having been able to fully investigate those regulations is that what we should do is provide the board with some elevation information of the first floor of the building and some spot elevations around it. If the board were so inclined to approve the application, we would follow through with item 10 post approval. It's our opinion that if a permit from the state is needed, it is our opinion that it's either going to be A, what the state calls a Permit By Rule, which does not require a formal application to the state activities that are simply enough by the DEP's opinion, that if you follow the criteria outline and regulations, you're approved by default or if the DEP disagrees with that,

then a permit could be filed for the interior construction and minor site improvements, which would be a very approvable application given the de minimus nature of this project. We ask to get the board's verdict first before pursuing that. The DEP would make us go back a second time if we had to make any changes to the plan based on the approval of this board. Regarding item 11, since the property is fully developed, it has its own water collection system, sanitary sewer lines, electricity, etc. We're not proposing to change any of that, but simply to continue the use. Mr. Lagana – We respectfully request that the board grant the waivers and that the board deem the application complete.

Mr. Browne – When I was there yesterday, it was flooded back by the loading dock. Will that be addressed?

Mr. McClellan – The leader drains in the back of the building are connected to an underground pipe, which might need to be cleaned out.

James Zembur – Should the board decide to grant the topography as conditions of approval, we still would like to see that the proposed ADA spaces comply with the rules (items 8 & 9)

Mr. Ambrogio – Did you take an elevation of the first floor?

Mr. McClellan – No. We know the flood elevation of the ground next door and presumption is, without actually doing the topography, that we probably would need to do something with the DEP.

Mr. Lagana – The regulations literally came out today. Items 8 & 9 can be conditions of approval.

Mayor White made a motion; seconded by Mr. Browne to deem the application complete.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Mr. Cook, Mr. Maniscalco, Mayor White and Mr. Camporeale – YES

Mr. Lagana – The area is surrounded by commercial development. There is a cemetery behind it and Saddle Brook Mall adjacent to it, filled with commercial businesses. All three proposed uses are accommodated on the site. The site is over parked and excessive in size. It is a fully developed existing retail business that's used to a lot of traffic coming in and out and can handle all three uses. We're confident that it can be granted without substantial detriment to the public good or the Master Plan. These types of uses are consistent with the Master Plan.

Mr. McClellan – Referred to Zoning Analysis, last revision date 06/30/23, sheet 1 of 2. It is situated between McDonald's, Olympic Pools, a cemetery and on the other side of Route 46, North Jersey Truck Co. The property is fully developed with about 76% impervious coverage. It contains Staples. At current, it has 86 parking spaces, with 12 behind the building and 74 in front of the building; 2 of which are ADA accessible. Our plan is to renovate the building. As far as site work, we will install 4 ADA spaces and install 4 EV charging stations, 1 of which will be ADA accessible. We are asking to install a generator pad at the back of the building where there is currently a dumpster. We are proposing to clean up the refuse area. We are asking to change the pylon face plate for this current use. We are also proposing a sign on the roadway to the back area that says 'Employee Only'.

Mr. Maniscalco – What are you doing with the access to the adjacent property (Olympic Pools)?

Mr. Lagana – Our goal is to prohibit them from accessing the exit way because we don't want their cars to come through our lot. They have their own exit and entrance.

Mr. Maniscalco – Will you put up a barrier or fence?

Mr. Paparozzi – At the Zoning Board, you showed Olympic Pool parking as parallel, instead of head on parking. Then the cars don't extend onto the Staples property. I think that's a better way.

Mr. McClellan – Our client has communicated with them about how to resolve that issue.

Mr. Lagana – Basically, it's an offsite improvement. We can make suggestions to the neighboring property about how to improve the site, but we can't make them do it. On our property, we have modified the curbing to try to funnel traffic.

Mr. McClellan – We put some signage and have a travel strip about 30 feet wide from the building to the property line. We have more than enough width for our 2-way traffic.

Mr. Paparozzi – It will be less than 26 feet because, right now, Olympic Pool has about 10 feet. If they continue to park no trucks, you're going to be 8-10 feet on the Staples property, bringing you from 30 to 20.

Mr. Lagana – Their site is the problem, not our site. If it's an enforcement issue, it's for the town. We're trying to keep it as safe as possible. We're trying to redirect traffic with the curb island and provide some signage so there will be no through traffic there. The area in the back will be limited to employees only.

Mayor White – Are you required to have the EV charging stations?

Mr. Lagana – Yes. We have 86 parking spaces and 54 are required. We're not taking the credit allowed by the state (an additional 8 spaces) because we're so over parked.

Mr. Hickey – What size is the generator?

Mr. Lagana – The operations testimony will give that information.

Mr. McClellan – I showed the generator pad on the plans. No variances are created as a result of that location. It's in a conforming side yard. As far as the variances go, the front yard parking is an existing condition. There are 74 parking spaces existing in the front yard that will remain. The existing pole sign is 0.8 feet from the right of way and 10-15 feet from the pavement. The back end of the sign is about 13 feet off of the side line. This will remain. The only thing being changed is the sign face. The drive aisle width is 24.6 feet at the access off of Route 46 and around the existing parking area it ranges from 20.1 feet to 24.2 feet around the parking area, slightly less than the 26-foot requirement. Existing lot coverage is at 76% where 50% is the maximum permitted. In terms of stormwater management, this is not a major development by state standards. By NJAC 7:8, if a project disturbs greater than one acre and/or increases the impervious coverage by more than more than ¼ acre, the project is deemed major development. In that case, the project is subject to the stormwater management rules of the state of NJ. This application is well under that because there are no changes to the impervious coverage. We're basing our water demand usage on NJAC 7:10 (Safe Drinking Water Act). We have three uses: one is the dispensary, which is a retail use. It's daily demand per unit is 1.25 gallons per day per square foot. We have 4,847 square feet, which equals 606 gallons per day. Then we have the micro cultivation, which is a per employee number. There are 6 employees anticipated. At 25 gallons per day per employee, that would be another 150 gallons per day. Finally, we have manufacturing which is also per employee. Again there will be six employees maximum at any time. With 25 gallons maximum per employee per day, it's another 150 gallons per day, totaling 906 gallons per day for overall projected water use.

Mr. Cook – Don't the plants use water as well?

Mr. McClellan – Our expert will talk about the facility water. Sewage flow projections are based on NJAC 7:14A. The dispensary (retail) use discharge proposed is .1 gallons per day per square foot. At 4,847 sq. ft., it comes out to 485 gallons per day. The micro cultivation and the manufacturing are dependent upon the number of employees. Both of those are 6. For each of those, the sanitary sewage discharge is 25 gallons per day per employee totaling 150 gallons per day each. Total sewage flow is 785 gallons per day. These two numbers are well below the threshold of requiring permits from the state. Sanitary sewer requires a minimum of 8,000 gallons per day for a state permit and 12,000 gallons per day for water demand.

Mr. LaGuardia – What’s the name of the dispensary?

Mr. Lagana – The next witness will show you the rendering.

Mr. McClellan – The retail use is in the front of the building. At the back of the building is the micro cultivation and manufacturing with their own ingress and egress, separate from the retail. There are no common points of entrance between the three uses. We anticipate six employees for cultivation and six employees for manufacturing. They will use the 12 parking spaces at the rear of the building. For security purposes we are proposing some enhanced lighting in that area. It will not spill over onto neighboring properties.

Mr. Ambrogio – Are the EV chargers for the patrons or just anyone?

Mr. McClellan – They are there for the customers’ use.

Mr. Cook – Would it be possible to mitigate some of the traffic between Staples and Olympic Pools with striping, like a no parking zone?

Mr. Zembur – Is it safe to say that you are proposing a decrease in the water and sewer flows from the existing conditions.

Mr. McClellan – Yes.

Mr. Browne made a motion; seconded by Mr. Camporeale to open the meeting for questions for Mr. McClellan. All in Favor – YES

No public participation.

Mr. Cook made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor – YES

Frank Catania, principle of applicant and lead operations consultant with respect to the three proposed uses.

Mr. Catania – We are proposing 3 permitted uses in this building, owned by 3 different companies. Common ownership is not permitted. In the entire front of the building, we’re looking to do the retail. This will be the only area of the building open to the public. To the rear right of the building, utilizing the loading dock will be our micro grow. We are limited by the state to 2,500 square feet of plants or 1,000 pounds of cannabis per month. We anticipate about 1,600 pounds per year. In the back left-hand corner, is what we call manufacturing. In manufacturing, we take the trim from the plant, which includes the stems, the stalks and the leaves. We send that to a manufacturing lab, where they extract the THC out of it. What’s left is discarded by state license to discarder. Nothing can be thrown in the garbage. The THC that is extracted is used for the infused products, like lozenges (gummies), creams, etc. Micro cultivation is where we grow the plants. For security purposes, there is no signage for cultivation and manufacturing. This is the use that people are concerned about the smell. At the same time, the biggest concern for any grower is mold and mildew. Everything gets tested

by the state for many things, but two of the main things are mold and mildew. If we do not meet the quotas, we have one opportunity to correct it and if not, the crop is lost. So as concerned as we are with not allowing the smell out, we are also concerned with not having mold and mildew come in. What we use is micro carbon filters. They capture everything. We will have 4-6 grow rooms, under 2,500 square feet. It takes approximately eight weeks to harvest. You don't want to have everything harvest at once, so we stagger them. By the state, we're limited to 10 employees, but for a facility this size, we only need 6. After it is tested, the bud is sold to the dispensaries. The trim is sold to manufacturing labs. No product can come in from out of state and no product from here can be sold anywhere out of the state. This facility is for high quality cannabis; not for quantity. We have a licensed delivery service to deliver the product with a van. Our cameras run 24/7 and are hooked into the local police department for security. The name of the dispensary is "The Dispensary of Saddle Brook". (Showed a rendering of the proposed sign.) We are not changing the footprint of the building, but we will change the siding. We usually use 4 x 4 block stucco, possibly in gray or dark blue. The retail is approximately 4,800 square feet. Approximately half of that space is where the public will be. ID is checked at the front. There is a 1,400 square foot area, so no one will be on line outside of the building, if the retail area is crowded. We have various iPads and Bud Tenders to help you shop. We also offer online shopping with curbside pickup. Our goal is to get people in and out as quickly as possible. It's usually about 7 to 10 minutes per customer. Customers are not allowed to touch the product. The retail will have a maximum of 12 employees. The other half of the space will have employee area, where there will be offices, an IT room and a vault. The vault construction must meet state requirements. There is live, armed security every hour that we are open in the retail area. We offer traffic control positions to the local police department. In the manufacturing area, we take the product and extract the THC. The manufacturing can purchase the trim from right next door. I don't believe this micro cultivator will produce enough trim for this manufacturing lab, so they will have to go out and bring more trim in. It is delivered by a van. Other than the initial build out, we won't use any tractor trailers or box trucks. The public can only go into the dispensary. There will be no vaping or smoking of cannabis on the property. We will have six employees for manufacturing and six employees for cultivating. They will park in the back. Employees for the dispensary will park in the front. I understand there is a concern about traffic with the neighboring property. As of now they drive their dump truck across the Staples property. We will speak to them to let them know they can't do that anymore and we will have signage. If they continue to do it, we will put in some kind of curbing. That would prohibit them from parking on the side of the building.

Mr. Maniscalco – What is the total number of employees?

Mr. Catania – 24 total in the building, including security.

Mr. Maniscalco – You've mentioned directing traffic, but we don't have a traffic study. Will there be issues with traffic?

Mr. Catania – I don't think that Staples contributes to the 3:30-6:30 traffic jam on Route 46. We cannot direct traffic on Route 46, but when you come into our site we can put you where you're supposed to be quickly. The dispensary will be open Monday – Saturday 10:00 a.m. - 10:00 p.m. and Sunday 10:00 a.m. - 7:00 p.m. The cultivation and manufacturing usually start two hours earlier: Monday – Saturday 7:00 a.m. – 4:00 p.m. On Sunday, only one employee comes in to change the light cycle. The only refuse is traditional office refuse. The garbage will be in an

enclosed area in the back left corner. Also, we will have a pickup by a licensed incinerator approximately once every 3 weeks for the trim.

Mr. Cook – Are any chemicals used in the extraction process?

Mr. Catania – We use the same thing they use in a soda shop – CO2. There's also a cold water freeze system (ice).

Mr. Hickey – Do you fertilize?

Mr. Catania – No. Each individual plant is drip fed by a small line throughout the day. Plants should utilize 97% of the water. There is minimal discharge, which goes to the storm drain. The THC does not come out in the water.

Mr. LaGuardia – What kind of lights do you use?

Mr. Catania – LED.

Mr. Catania – There was a question early about the generator. It is 150-200 watts and located on the side of the building. That's only for the micro grow.

Mr. Hickey – Do you test that once a week?

Mr. Lagana – We can stipulate to a daytime hour during the week.

Mr. Maniscalco – How will you get handicapped people into the building?

Mr. Catania – The front of the building has walkways and ramps to get in. The manufacturing has an entrance on the back of the building. We need another ingress and egress, which is going to be on the side of the building. That is going to have a handicap ramp. As for the cultivation in the back, we will install a handicap chair.

Mayor White – Are you only selling what you grow or are you getting product elsewhere?

Mr. Catania – We will get product elsewhere.

Mr. Camporeale – Will there be designated curbside pickup spots?

Mr. Catania – If we're busy enough, we will look into it.

Mr. Ambrogio – Will you recycle water?

Mr. Catania – Yes, we have a small system that's not used all the time.

Mr. Ambrogio – Are the filters you mentioned a state standard?

Mr. Catania – The state does not give a specific standard. The town ordinances are usually more restrictive when it comes to odor.

Mr. Catania – We also use a reverse ionization system for the smell. The ceilings have 4-inch spray foam insulation. The walls are fiberglass and two-sided, which makes it airtight.

Mr. Pappozzi – The board made a recommendation on ordinance 1739-23 about distance between cannabis retailers. I know that you are part of the entity that was approved by the Zoning Board to go in next to FT Mobility. You had mentioned to me that because the approval went with the land that you would vacate that approval?

Mr. Catania – 100%. Not only will I vacate that approval, from what I understand, the board of adjustment granted a subdivision to FT Mobility, which takes away land from that site plan approval.

Mr. Pappozzi – But they could still have a smaller retail.

Mr. Catania – We have no problem vacating any approvals we had for that site what-so-ever.

Mr. Pappozzi – That also falls in line with the recommendation of the ordinance.

Mr. Cialone – That subdivision actually took parking spaces away from lot 5 and moved them to lot 6 so, it's a different site plan, so they'd have to go back to the board.

Mr. Pappozzi – They would be allowed to make a smaller one for retail.

Mr. Cialone – They would have to go back to the board again for approval.

Mr. Pappozzi – It runs with the land, but if he vacates it, they would have to come back.

Mr. Cialone – Even with the subdivision, they would have to come back (parking variances).

Mr. Browne made a motion; seconded by Mr. Camporeale to open the meeting to the public for questions for Mr. Catania. All in Favor - YES

No public participation.

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

All in Favor - YES

Matthew Seckler, traffic engineer/expert and planner was sworn in.

Mr. Seckler – For this application, we did a traffic impact study and made an application to the Department of Transportation for a letter of no interest, which was granted on June 19, 2023.

This application would not make a significant increase in traffic compared to what was previously approved on the site and no improvements are being made to the state highway. We are using the driveways that Staples had. There is a west bound traffic flow in the evening, which is when our peak would generally be. In the morning, it's usually more of an east bound traffic flow and we are closed. The Ascend site in Rochelle Park has a very short driveway throat. You have about 35 feet from when you enter when you first start seeing some cross driveways. Then you only have about 150 feet until you reach the front door. That causes a lot of interaction between pedestrians and cars, trying to find parking spaces. In contrast, this site has 105 feet before you reach any parking spaces on the site. Then we have about 300 feet before you reach the front door. You could have 15 cars stacked in the site to the front door before you'd have an interaction between a driver driving and a pedestrian wanting to cross to the front. The site clearly has sufficient parking. We have an excess of 32 parking spaces, not counting the EV parking. The operations person has stated that they would have either an off duty police officer or a private traffic controller onsite if there are periods in which traffic congestion does occur. They will help guide people into the parking spaces and allow pedestrians to access the site safely. The manufacturing and cultivation portion of the site has very low turnover. Employees will come to work in the morning, park their car and stay all day, except maybe for lunch. From a traffic perspective, this is a permitted use. The site is well designed to bring the traffic into the site and not spill back onto Route 46. It allows for safe and efficient access and has more than sufficient parking onsite. The delivery van can circulate the site. One of the modifications made was in the area of the corner of the building. We've provided a little bit more clear space, so if there's a need for a fire truck to enter the site, they would enter the site as they do today, from the Route 46 driveway and have a clear drive aisle to the building and a 30-foot drive aisle to the rear of the building. They have sufficient room to do a K turn to leave the site as well. If necessary, we can provide a fire truck template.

Mr. Browne made a motion; seconded by Mayor White to open the meeting to the public for questions for Mr. Seckler, traffic engineer. All in Favor - YES

No public participation.

Mr. Browne made a motion; seconded by Mayor White to close the meeting to the public. All in Favor - YES

Mr. Seckler – There are no variances newly created by this project. All are pre-existing. They include: parking in the front yard and aisle width (26 feet required, 23 feet existing). The signage is just being refaced. The lot coverage is not changing. This application meets all of the safeguards/conditions set forth by the ordinance. Also, we are compliant with the state statutes and definitions that govern these uses. This is consistent with the most recent Master Plan Reexamination Plan. The Master Plan looks at goals and makes sure that businesses are supported along Route 46, enhancing businesses, making sure you find uses that keep this consistent. Finding a new use for this site advances the goals of the reexamination plan. The reexamination plan also recognizes the need for redevelopment on sites to get a new look at these types of properties. This is an application that promotes the MLUL in terms of the purposes of zoning. I believe we are providing an enhanced desirable visual environment. We are providing an appropriate location for this type of use. Reusing buildings is environmentally friendly. We're not creating waste. There is no substantial detriment to the public good. The benefits substantially outweigh any detriments.

Mr. Browne made a motion; seconded by Mayor White to open the meeting to the public for questions for Mr. Seckler, planner. All in Favor - YES

No public participation.

Mr. Browne made a motion; seconded by Mr. Ambrogio to close the meeting to the public. All in Favor - YES

Mr. Camporeale made a motion; seconded by Mr. Browne to open the meeting to the public for comments. All in Favor - YES

No public participation.

Mayor White made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor - YES

Mayor White made a motion; seconded by Mr. Browne to approve the application with the following conditions: 1.) install curb cuts for ADA parking spaces; 2.) satisfy items 8-11 on the Carroll Engineering report, dated 6/29/23; 3.) due to ponding at the rear of the property, clean leaders & pipes and connect to the existing drain; and 4.) vacate Budz prime Zoning Board of Adjustment approval.

VOTE: Mr. Ambrogio, Mr. Browne, Mr. Hickey, Mr. LaGuardia, Mr. Cook, Mr. Maniscalco, Mayor White and Mr. Camporeale – YES

APPLICATION APPROVED

5. MINUTES

Mr. Browne made a motion; seconded by Mr. Camporeale to approve the minutes of the June 19, 2023 meeting. All in Favor – YES

6. CORRESPONDENCE

Mr. Browne made a motion; seconded by Mr. Camporeale to receive and file correspondence. All in Favor - YES

7. VOUCHERS

Mr. Browne made a motion; seconded by Mayor White to pay the vouchers provided the funds are available. All in Favor – YES

Carroll Engineering, 06/23/23, BT Newyo, LLC, \$891.43

Basile Birchwale & Pellino, LLP, 07/05/23, Ordinance Review, \$125

Return Unused Escrow, 07/07/23, ECLC of NJ Pride Day Program

8. OPEN AND CLOSE THE MEETING TO THE PUBLIC

Mr. Browne made a motion; seconded by Mr. Camporeale to open the meeting to the public. All in Favor - YES

No public participation.

Mr. Camporeale made a motion; seconded by Mr. Browne to close the meeting to the public. All in Favor – YES

9. ADJOURN

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

All in Favor - YES

Meeting adjourned 9:53 p.m.

Respectfully Submitted,

Jayne Kapner
Planning Board Secretary