

ADDITIONAL MEETING OF THE EATONTOWN PLANNING BOARD
July 11, 2023

Call to Order

Mr. Woloshin called this additional in-person meeting to order at 7:00 p.m. and announced that the meeting had been advertised in accordance with the Open Public Meetings Act and that the Asbury Park Press and the Star Ledger have been notified and a copy of the agenda for this meeting had been posted on the bulletin board in Borough Hall and on the Borough website.

Roll Call

Members Present:

Chairman Woloshin
Vice-Chairperson Silva
Councilmember East
Mayor Talerico
Mr. Diedrichsen
Barry Roth
Deborah Martinock
Mr. Regan

Absent: Mr. Alcott

Also present: Atty. Marc Leckstein; Board Planner, Colleen Matthews, Board Secretary

Approval of Minutes

Motion is made by Mr. Diedrichsen and seconded by Vice-Chair Silva to approve the minutes of June 19, 2023.

Ayes: Mr. Diedrichsen, Vice-Chair Silva, Chairman Woloshin, Councilmember East, Mr. Regan, Mayor Talerico, Mr. Roth Ms. Martinock
Nays: None
Absent: Mr. Alcott

Resolution to be Memorialized

PB 2023-02

Rita A. Ruggieri

Harvest Works Farm Corporation

Block 3505 Lot 5

Industrial Way West

Proposal for Class I Cannabis Cultivator; variance relief; conditional Use; Preliminary and Final major sit plan application

Motion is made by Mr. Roth and seconded by Councilmember East to memorialize this resolution.

Ayes, Mr. Roth, Councilmember East, Chairman Woloshin, Vice-Chair Silva, Mr. Diedrichsen, Mayor Talerico, Ms. Martinock
Nays: None
Absent: Mr. Alcott
Not Eligible: Mr. Regan

7. Correspondence

None

Miscellaneous

Review of Ordinance 16-2023

The Mayor explains that the Borough Council is desirous of amending the cannabis ordinance to increase the Class 5 licenses by one and then Classes 1-4 by two. One of those increases will go to micro licenses and one of those increases will go to regular licenses. The Mayor reviews the locations. The ordinance has been introduced before Council. The question before the Planning Board is if this ordinance is consistent with the Master Plan.

Atty. Leckstein states that no, this ordinance is not consistent with the Master Plan. At the time when the Master Plan was reviewed, the issue of cannabis did come up and the Board affirmatively decided to reject it as being included in the Master Plan. Therefore, it has to be inconsistent with the Master Plan. It does not mean the Board is against the ordinance, just that there is a finding of it being inconsistent.

There is a consistency determination from the Board Planner dated July 11, 2023, in part stating “that it appears at this time, that circumstances have changed and would perhaps be included within subsequent Master Plan documents. At this time, the above-referenced ordinance is inconsistent with the Borough’s Master Plan.”

Motion is made by Chairman Woloshin and seconded by Ms. Martinock to accept the Board Planner’s finding that Ordinance 16-2023 is inconsistent with the Borough’s Master Plan.

Ayes: Chairman Woloshin, Ms. Martinock, Vice-Chair Silva, Councilmember East, Mr. Diedrichsen, Mr. Regan, Mayor Talerico, Mr. Roth
Nays: None
Absent: Mr. Alcott

Close Meeting

Motion is made at 7:10 p.m. to close the meeting by Vice-Chair Silva and seconded by Councilmember East to close the meeting.

All in Favor.

.
Respectfully Submitted,

Colleen Matthews
Board Secretary