

**FRELINGHUYSEN TOWNSHIP LAND USE BOARD Minutes-**  
**December 5, 2022**

**CALL TO ORDER:**

This meeting was held at the Frelinghuysen Township Recreation Center and was called to order by Chairman Martin Connor at 7:30 p.m.

**ANNOUNCEMENT OF PROPER NOTICE:**

Notice of this meeting was provided by advertising in the New Jersey Herald and the Express Times, the official newspapers of the Frelinghuysen Township Land Use Board. Notice has also been posted on the bulletin board and website.

**ROLL CALL:**

Present were: Martin Connor, Donald Soisson, Jessica Caruso, Lowell Forbes, Nicholas Soranno, Dan Rogers, Christopher Stracco, Robert Stock, Siegfried Mueller, Edyta Martewicz and Alan DeCarolis.

Also present were: Attorney David Brady, Engineer Adam Wisniewski and Planner Darlene Green.

Absent were: James Simonetti and Pam Rogers.

**CORRESPONDENCE:**

The following correspondence was given to the members:

1. Ordinance #2022-12 (concerning fees)

**MINUTES:**

The minutes of the meeting of October 3, 2022 were approved on motion made by Mr. Soisson, seconded by Mr. Rogers. All were in favor with Mr. Stracco, Mr. Stock and Mr. Rogers abstaining.

The minutes of the meeting of November 7, 2022 were approved on motion made by Mr. Forbes, seconded by Mr. Stracco. All were in favor with Mr. Stracco and Mr. Stock abstaining.

**NEW BUSINESS:**

Township Ordinance #2022-14 (rezone Block 201, Lot 31.01) was presented to the Board for their recommendation. Motion was made by Mr. Stracco, seconded by Mr. Forbes to recommend to the Township Committee that adopt the ordinance. All in favor.

Note: At this time Mr. Stracco and Mr. Stock left the meeting as they are Township Committee members and cannot vote on use variances).

**OLD BUSINESS:**

**Noah Gottfried, Block 1201, Lot 22, application #2022-01** was deemed complete on motion made by Mr. Mueller, seconded by Ms. Caruso. All were in favor.

Note: At this time, Mr. Siegfried Mueller, owner of the property below left the building.

**ASA Associates, Block 1201, Lot 5.04, application #2022-04** was deemed complete on motion made by Mr. DeCarolis, seconded by Mr. Forbes. All in favor.

Note: At this time, Mr. Mueller returned to the meeting and Mr. Rogers left the building.

**Veda Farms, Block 301, Lots 6 and 6.01, application #2022-03.** Attorney for the applicant, Ms. Nicole Voigt stated that she appeared before the State Agriculture Development Committee, who for the first time addressed whether cannabis can be grown on preserved land. It was voted on that cannabis is an acceptable product and can be grown on preserved land. She next went over cannabis experts. Since this is a new industry there are no such experts. Upon further research they found that the New Jersey Department of Environmental Protection does have an air pollution combating program that governs odors. If found in violation of the act there could be penalties imposed. Ms. Voigt mentioned that the New Jersey cannabis regulations has conditions on Veda Farm license where they are prohibited from adversely affecting the public health, safety or general welfare of the neighborhood.

Ms. Smrita Choubey went over the preliminary odor mitigation plan and was submitted as exhibit A301. The meeting was opened to the public for questions on the plan. Spoke were: Crea Mallory and Paula Jensen.

Planner for the applicant, Elizabeth McManus went over her qualifications as an expert on New Jersey planning and presented exhibit A302 (2 pages) and went over the proposed two improvements of the perimeter fence and construction of the greenhouse. Ms. McManus went over the positive criteria such as this project is suited to this historic property, they will be using existing buildings, cannabis will be using 1% of the site, no detriment to the master plan and meets the New Jersey land use laws. The site is 400 feet from Kerrs Corner Road, is 2.5 miles from Blairstown school , and 2 miles from Frelinghuysen township school. The negative criteria is that this project would have little impact on public good or master plan. The meeting was opened to the public for questions for the planner. Spoke were: Karl Schrick, Crea Mallory and Paula Jensen. The meeting was opened to the public for statements and testimony. Spoke were: Sue

Appello, Bill Calamusa, Ian Blanchard, Roy Heymer, Peter Hardy, Lena Halbersate, Michael Rassweiler, Crea Mallory, Michael Rassweiler, Paula Jensen, Ann Stock, and Richard Stiefel.

Ms. Voigt gave a brief recap.

Attorney David Brady gave the condition's: they will need to come back for a detailed site plan, there can not be any direct sales, they need to comply with local noise ordinances plus they are subject to his additional notes.

Motion was made by Mr. DeCarolis, seconded Mr. Forbes to approve the application subject to Mr. Brady's conditions. Since this is a D1 variance the applicant will need five affirmative votes. Roll call vote to approve: Mr. Forbes-yes, Mr. Soranno-yes, Ms. Caruso-yes, Mr. Mueller-yes, Ms. Martewicz-no, Mr. Soisson-yes, Mr. Connor-no.

**PUBLIC PARTICIPATION**-none

**ADJOURNMENT:**

There being no further business, the meeting was adjourned.

Respectfully Submitted,

Brenda J. Kleber, Secretary