

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-November 7, 2022

CALL TO ORDER:

This meeting was held at the Frelinghuysen Township Recreation Center, 139 Lincoln Laurel Road, Newton, NJ and was called to order at 7:30 p.m. by the Chairman Martin Connor.

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 township bulletin board and website.

ROLL CALL:

Present were: Martin Connor, Donald Soisson, Lowell Forbes, Jessica Caruso, Dan Rogers, Siegfried Mueller, Edyta Martewicz, and Alan DeCarolus.

Absent were: James Simonetti, Nicholas Soranno, Christopher Stracco, and Robert Stock.

Also in attendance was attorney David Brady, planner Darlene Green and engineer Adam Wisniewski.

At this time, Mr. Brady stated that Mr. Stracco and Mr. Stock as Committeemen are prohibited to sit on D variances and will not attend the meeting.

CORRESPONDENCE:

The following correspondence was given to the members:

1. Warren County Planning Dept Re: Exemption & return of fee for ASA Associates.

NEW BUSINESS :

The 2023 budget for the Board was set at \$2,000.00

ASA Associates, application #2022-04, Block 1201, Lot 5.04 came before the board for completeness for a use variance/site plan. In attendance was their attorney. Michael Salvaggi.

It was noted that member Siegfried Mueller left the building as he is the owner of the property.

Mr. Salvaggi asked for waivers on items 14, 16, 23, 28, 42, 44, 47 as per paragraph 2a of the engineer's report. Mr. Salvaggi stated he will comply and provide copies 2 weeks ahead of the December meeting.

Motion was made by Mr. Forbes, seconded by Mr. Soisson to deem the application incomplete subject to the above waivers. All were in favor.

OLD BUSINESS:

Veda Farms, application #2022-03, Block 301, Lot 6.01.

Before the testimony, the Land Use Board attorney, David Brady advised that member Dan Rogers researched the cultivation of cannabis on a preserved farm and sent the members of the board the response from SADC which makes it the equivalent of having a discussion with a quorum outside of a hearing process. Mr. Brady did not question the integrity or good faith of Mr. Rogers who has been on the board for a couple of months and opined that Mr. Rogers recuse himself and leave the meeting and building of which this was done. Mr. Mueller returned to the meeting.

CEO Smrita Choubey announced that her CRS license has been issued and wishes to address the community issues.

Attorney, Nicole Voigt presented the following exhibits:

A201 CRC application summary

A202 State of New Jersey-Final agency decision-approval of conditional license application. (Dated 10/28/22)

A203 Letter to New Jersey State Agriculture Development Comm. from Ms. Voight. (Dated 10/27/22)

The meeting was opened to the public for questions to Ms. Choubey. Spoke were: Robert Stiles, Paula Jensen, Richard Grabowsky, Jim Richards, James Hanichak, Michael Appello, Peter Hardt, Sue Appello, and Crea Mallory.

Ted Dobson of Sheffield, MA was called as an expert witness. This is his 4th year as an organic grower growing cannabis. At this time, motion was made by Mr. Soisson, seconded by Mr. Forbes to accept Mr. Dobson as an expert in the field of cannabis cultivation growing. Roll call to accept: Mr. Forbes-yes, Ms. Caruso-no, Ms.

Martewicz-no, Mr. DeCarolis-no, Mr. Mueller-no, Mr. Soisson yes, Mr. Connor-no. Mr. Dobson explained the odor mitigation by stating that cannabis has many odors and he has dealt with it by growing sunflowers and other plants to offset the odors.

The meeting was opened to the public for questions for Mr. Dobson. Spoke were: Fred Sickles, Paula Jensen, Sue Appello, Ian Blanchard, Karl Schrick, Ruth Perretti and Crea Mallory.

Due to the late hour, it was decided to continue at the December meeting.

ADJOURNMENT:

Motion was made by Mr. Forbes, seconded by Mr. DeCarolis to adjourn the meeting. All were in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary