

FRELINGHUYSEN TOWNSHIP LAND USE BOARD
Minutes-October 3, 2022

CALL TO ORDER:

The meeting was called to order at 7:30 p.m. by 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 bulletin board and website.

ROLL CALL:

Present were: Martin Connor, Donald Soisson, Lowell Forbes, Nicholas Soranno, Christopher Stracco, Robert Stock, Daniel Rogers, Edyta Martewicz, and Alan DeCarolis.

Absent were: Jessica Caruso, James Simonetti and Siegfried Mueller.

CORRESPONDENCE:

The following correspondence was given to the members:

1. New Jersey Planner Re: July/August issue

MINUTES:

The minutes of the meeting of September 8, 2022 were approved as amended on motion made by Mr. Forbes, seconded by Mr. Soranno. All were in favor with Mr. Stock. Mr. Rogers and Mr. DeCarolis abstaining.

RESOLUTIONS:

A resolution memorializing adoption of the 2022 master plan reexamination report was adopted on motion made by Mr. Stracco, seconded by Mr. Forbes. Roll call vote to approve- Mr. Connor-yes, Mr. Soisson-yes, Mr. Forbes-yes, Mr. Stracco-yes, and Ms. Martewicz-yes.

NEW BUSINESS:

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

Veda Farms, Block 301, Lots 6 & 6.01 application #2022-03 appeared before the Board seeking a use variance to permit cannabis cultivation which would include two growing areas, greenhouse, storage space and a medicinal herb facility on 226 acres of

preserved property. Mr. Connor stated that this will be a bifurcated application. Board attorney Mr. Brady confirmed that notice was provided and the Board has jurisdiction. On behalf of the applicant was attorney Nicole Voigt of Voigt Law, LLC who informed the Board that they wish to construct this facility in the AR6 zone when township ordinances allow it in the ROM zone.

Ms. Voigt called Richard Murphy, owner of the property at 175 Kerrs Corner Road, who testified that he purchased the property 20 years ago which has 3 residences and a barn and has been put into preservation. The meeting was opened to the public for questions to Mr. Murphy. Spoke were: Jennifer O'Hagen, James Hanichak, Russell Brag and Fred Sickles.

Ms. Voigt called CEO of Veda Farms, Smrita Choubey who was sworn in and testified that they plan on using approximately 3.4 acres for cannabis and part for growing herbs for medicinal purposes. An 8 foot chain link fence will be built with a locked gate along with security cameras being installed. The farmhouse will be used as a farm office and the other two houses will be used as residences. The barn will be used for drying and storing the cannabis. The shed will be used to store equipment. There will be 4 full time employees including Ms. Choubey and 10 seasonal employees during harvest time..

Ms. Choubey went into detail on the licensing process through the state. Part of the discussion was the property being preserved by the Land Conservancy which is in conformance and can be used for agriculture uses. The meeting was opened to the public for questions to Ms, Choubey. Spoke were: Gail Weber, Matthew Watalenz, Paula Jensen, Jennifer O'Hagen, Fred Sickles, James Hawachek, Ann Stock, Crea Mallory, Roy Humer and Russell Brag.

The meeting will continue next month.

ADJOURNMENT:

There being no further business, motion was made by Mr. Forbes, seconded by Mr, DeCarolis to adjourn the meeting. All in favor.

Respectfully Submitted,

Brenda J. Kleber, Secretary

