

**Call to Order:**

The meeting was called to order at 6:15 p.m. by Chairman O'Brien who read the following statement: "Be advised, no new item of business will be started after 10:30 p.m. and the meeting shall terminate no later than 11:00 p.m."

The Board saluted the flag.

**Roll call:**

Present – Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. Schwaiger, Mr. Verratti, Mr. O'Brien. Absent - Mr. Boorstein, (excused), Mr. Garbowski, (excused), Mr. O'Reilly, (excused), Mr. Laughlin, (excused). Also present – Ms. Gaglione, Solicitor, Mr. Wisner, Planner, Mr. Snowden, Engineer, Mrs. Farrell, Secretary, Mrs. Orbaczewski, Clerk Transcriber.

Proper notice of this meeting was given as required by the Open Public Meetings Act and published in the newspaper on June 7, 2021.

**Site Plan Waiver:**

1. WSP-06-21 – Brandon Keller & Nick Cottone – Site Plan Waiver

Present – Brandon Keller, applicant, Mark Gulbranson, applicant's attorney.

The applicant is proposing a professional wrestling and MMA training facility to be located in Unit E-4 at the existing industrial park site located at 1041 Glassboro Road, also known as Block 13901, Lot 28.01 in the BP Zoning District.

Mr. Keller was sworn in by Ms. Gaglione. Mr Keller stated that he is proposing a professional wrestling and MMA gym that offers professional training classes. They train kids from the age of four years old to eighteen years old in wrestling. The goal is to train them so they can wrestle in college and a lot of them can transition into MMA. They have multiple classes with the four year olds up to the eight year olds doing mostly gymnastics and as they progress they get moved up. They have seen great success with the beginner's program. Mr. Keller stated he handles all the wrestling and his partner Nick handles the MMA. Mr. Cottone was a professional fighter in New Jersey about ten years ago and was Mr. Keller's wrestling coach when he was in high school. They have outgrown the facility in Somerdale and this site will provide them with the space they need. Mr. Keller stated they offer free membership to veterans if they would like to train. His goal is to help kids become more confident and productive as adults.

**Site Plan Waiver: (continued)**

1. WSP-06-21 – Brand Keller & Nick Cottone (continued)

Mr. Kozak commented on the hours of operation stating that most of the hours are in the evening and inquired about the parking. Mr. Keller replied that most of the businesses in the unit they are leasing are closed when they are open so there is ample parking. Most of the younger kids are dropped off and picked up. There is also additional parking on the side of the building. Mr. Kozak asked how many kids are in any one class. Mr. Keller stated typically there are about twenty in a class. Mr. Helsel commented that he wrestled and also helped coach for a while; he stated it's a great sport and good for the kids. Mr. Verratti asked if they coach both boys and girls. Mr. Keller replied it is for both girls and boys. He commented that his first state champion was a girl. In northern New Jersey there are a lot more clubs and more girls into wrestling. He hopes more girls will become interested in the sport in this area.

Motion passed to open the application to the public. There being none, motion passed to close the application to the public.

Ms. Gaglione reviewed the site plan waiver application before the Board. Motion by Mr. Schwaiger, seconded by Mr. Helsel to grant the site plan waiver. Roll call vote: Ayes – Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. Schwaiger, Mr. Verratti, Mr. O'Brien. Nays – Zero. Abstentions – Zero. Mayor DiLucia stated he endorses people who work with the youths in the town; he wished Mr. Keller much success and welcomed his business to the town. Mr. Keller thanked the Board.

**Public Hearing:**

1. Master Plan Reexamination Report/Land Use Element

Present – Stuart Wiser, Board Planner, Katherine Falcone, Council

The governing body is proposing an amendment to the Master Plan and new ordinance to address the permissibility of cultivating, processing, wholesaling, dispensing, and delivery of recreational and medicinal cannabis.

Mr. Wiser displayed the Township map which showed the proposed overlay zoning for the various types of uses of cannabis. He stated the Township last adopted the Master Plan in 2004 with reexaminations in subsequent years, the last being in 2012. In 2019 the State adopted laws to allow medical cannabis and then in November 2020, voters passed a referendum amending the State constitution to legalize the recreational use of cannabis for adults 21 years and older. This amendment authorized the legislature to permit municipalities to adopt a local ordinance to lay out where cannabis type establishments may be permitted with the municipalities being able to charge a local tax on cannabis products.

**Public Hearing: (continued)**

1. Master Plan Reexamination Report (continued)

The act adopted by the State in February 2021 permits municipalities to adopt ordinances governing the number of cannabis establishments, the types permitted, and where they are permitted. Municipalities may also adopt ordinances prohibiting cannabis establishments of any kind permitted under the State law. If a municipality fails to enact an ordinance prohibiting a cannabis establishment by August 21, 2021, then cannabis establishments will be permitted, specifically the State statute would permit growing, cultivating, manufacturing, and selling cannabis in all industrial areas of a township and would make the retail sale of cannabis a conditional use in all commercial zones subject to conditions established by the governing body.

The act permits the municipality to regulate the location for each type of cannabis establishment and activity. The Planning Board is tasked with reviewing the new regulations and report back to the governing body as to its consistency with the Master Plan. The most recent Master Plan reexamination from 2012 is silent on this issue so in light of the August deadline, the governing body has drafted an ordinance and has requested that the Planning Board review the ordinance which governs the location and manner in which cannabis may be permitted and to amend the Master Plan to reflect the new regulations. The Board member's packets contained the draft ordinance and the map depicting where the different types of cannabis establishments are proposed to be permitted in the municipality. Mr. Wisner had the map displayed on a screen for the Board. Under the State law there are six types of cannabis licenses. There are growers or cultivators, processors or manufacturers, wholesalers, distributors, retailers, and delivery. There are two overlay zones added to the zoning map. The first overlay zone is for cultivators, manufacturers, wholesalers, and distributors which will be known as the CCMWD overlay zone. He pointed out that overlay area on the zoning map. The second overlay zone known as CR&D overlay zone, is a cannabis retail and delivery overlay which he also pointed out on the map. There is one area where the two overlay zones overlap allowing for all types of cannabis establishments.

Mr. Schwaiger asked for clarification of the types of cannabis allowed in the non-Pinelands areas and the Pinelands areas. Mayor DiLucia commented that the municipality has to permit delivery anywhere in the town. Mr. Wisner replied that delivery has to be permitted everywhere so that the product can be housed somewhere else but is allowed to be delivered anywhere in the municipality. Mr. Schwaiger asked why isn't the town allowing the manufacturing and cultivating in the Pinelands areas of the town. Ms. Falcone, a member of the Cannabis Committee, responded that the committee decided that the best area in the town was the northern part of the town for the cultivation and manufacturing of cannabis products. Mr. Wisner expanded on the answer and stated the cultivating facilities are not open air facilities, they are a special type of building that would have to come under Pinelands review. Ms. Gaglione added that the town is under a time constraint to adopt an ordinance and there would be no time for the Pinelands to review and approve before the deadline.

**Public Hearing: (continued)**

1. Master Plan Reexamination Report (continued)

She explained that the ordinance can be amended to expand an area allowing cannabis operations but you cannot repeal. This ordinance would be in place for five years and if the town wanted to expand the growth, they could amend it within the five-year period but they cannot take away an area already designated for a cannabis establishment. Mr. Wisner stated that there is a State statute in place that directs the Cannabis Commission to promulgate rules for cannabis; however, the August deadline will come and go long before this commission establishes regulations as to how the cannabis facilities are going to operate. He stated it is the cart before the horse but the town wanted to establish an ordinance in order to be competitive and be able to attract cannabis establishments. Mr. Wisner stated that the overlays zones will take on the requirements for the zones they are in. All the facilities will be required to have HVAC systems that will properly vent the area, they all have to submit a safety and security plan, etc. He went through some of the rules and regulations with regard to hours of operation, loitering, etc. No cannabis products are allowed to be sold or stored from a moving cart, vehicle, truck, and no tents or greenhouses are permitted to store cannabis.

Mr. Wisner stated that the governing body is asking the Planning Board to vote to accept the amendment to the Master Plan and find the ordinance to be consistent with the Master Plan. Mr. Schwaiger asked if the zoning compliments or conflicts with the overlay zones. Mr. Wisner replied that the majority of the overlay zones are in areas on light industrial or commercial uses and the zoning requirements will complement the overlay zones. He pointed out the circle shapes on the map and stated they are exclusion zones which are 1000 feet from the schools and the four major parks.

Motion passed to open the hearing to the public. There being none, motion passed to close the hearing to the public.

Ms. Gaglione stated the Board should make a motion to adopt a resolution to amend the 2012 Master Plan Reexamination Report and Land Use Element to address the six different types of recreational and medicinal cannabis establishments as well as acknowledging in the resolution that the ordinance coincides with the Master Plan amendment. Mr. Caspar asked if there are a certain number of licenses that will be given out. Ms. Gaglione stated that the town does not give the licenses but the State's Cannabis Commission will review applications for licenses but for example she heard there will only be about 33 licenses for cultivation across the entire State. The reality is the number of licenses will be limited in Gloucester County with the State having 22 counties but no one knows what will happen in the future. The Township can tax the establishments which is one or two percent depending on the class.

**Public Hearing: (continued)**

1. Master Plan Reexamination Report (continued)

Motion by Mayor DiLucia, seconded by Mr. Helsel to adopt a resolution to amend the 2012 Master Plan Reexamination Report and Land Use Element along with establishing the new ordinance to coincide with the amendments. Roll call vote: Ayes – Mr. Caspar, Mayor DiLucia, Mr. Helsel, Mr. Kozak, Mr. Schwaiger, Mr. Verratti, Mr. O’Brien. Nays – Zero. Abstentions – Zero.

**Public Portion:**

Motion passed to open the meeting to the public. There being none, motion passed to close the meeting to the public.

**Reports:**

1. Mrs. Farrell informed the Board that she would be retiring at the end of the month and she was officially resigning as the Board secretary.

2. Mrs. Farrell asked if any of the Board members had any issues with the in person meetings starting at 6:30 instead of 7:00 p.m. Everyone present was in agreement and Mrs. Farrell stated she will make the notice of the change to the newspaper.

**Approval of Minutes:**

1. 5/27/21 regular meeting.

Motion by Mr. Kozak, seconded by Mr. Caspar to approve the minutes from the May 27, 2021 regular meeting. Voice vote; all ayes, motion passed.

Mr. O’Brien stated that he has worked with Mrs. Farrell for many years and she is an asset to the Township and the Board. He is going to miss working with her but understands she has to move on. He made a motion to accept Mrs. Farrell’s resignation as Board secretary, seconded by Mr. Kozak. Voice vote; all ayes, motion passed. Mayor DiLucia also spoke about Mrs. Farrell and her service to the Township and stated she will be missed as she has always been very friendly and efficient. He wished her well and thanked her for her service to the Township. Mrs. Farrell thanked the Board and the Mayor.

**Adjournment:**

The meeting was adjourned at 6:55 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings. Respectfully submitted by: Ninette Orbaczewski, Clerk Transcriber.