

FREEHOLD BOROUGH PLANNING BOARD
MINUTES OF FEBRUARY 9, 2022

MONTHLY MEETING

The monthly meeting of the Freehold Borough Planning Board was held on Wednesday, February 9, 2022 at 7:00 p.m. in the Council Room of the Municipal Building.

Chairman Barricelli stated that this meeting was provided in accordance with the Open Public Meeting Act, by providing a copy of the agenda to the official newspaper and posting same on the official bulletin board of the Municipal Building.

ROLL CALL

PRESENT	Mr. William Barricelli
PRESENT	Mr. Paul Ceppi
PRESENT	Mr. Michael McCabe
PRESENT	Mr. Michael Wildermuth
PRESENT	Ms. Shealyn M.S. Crombie
PRESENT	Ms. Caridad Argote-Freyre
PRESENT	Ms. Brianne Van Vorst
PRESENT	Councilwoman Margaret Rogers
PRESENT	Mr. Garry Jackson
PRESENT	Mr. James Keelan
PRESENT	Mayor Kevin A. Kane

Mr. Barricelli read Item No. 3 on the Agenda as follows:

Approval of Minutes from Planning Board Meeting January 26, 2022.

Councilwoman Rogers made a motion to approve the minutes, Mr. Jackson seconded.

Yes	8	Barricelli, Ceppi, Wildermuth, Argote-Freyre, Van Vorst, Councilwoman Rogers, Jackson and Mayor Kane
No	0	
Abstain	3	McCabe, Crombie and Keelan
Absent	0	

Mr. Barricelli read Item No. 4 on the Agenda as follows:

Application Number: PB-SP-2022-001, Applicant: Monmouth Wellness & Healing LLC
d/b/a NJ Leaf

Location: 546 Park Avenue, Block 110 Lot 10 Zone: B2B

Request: Preliminary and Final Major Site Plan Approval

Salvatore Alfieri Jr., Esq., attorney for the applicant; we are seeking Board approval for preliminary and final site major site plan; property at 546 Park Avenue, existing building on lot, proposing to keep and proposing construction of a new single story building; three individuals, potentially four, to provide testimony; first is engineer, Michael Gallagher;

Michael Gallagher, sworn in by Mr. Cucchiaro;

Mr. Barricelli – explained the process to the meeting to the public;

Mr. Gallagher – bachelors in civil and environmental engineering Univ. of Maryland; practicing for 16 years, licensed in State of NJ, also Pennsylvania, Delaware and Florida; have appeared for approximately 80 boards in NJ;

The site is located on Park Avenue, business Rt. 33, eastbound just east of intersection of Rt. 79 / South Street; west is exiting Dominos; park Plaza shopping center direct east, north is Monmouth Village apartments and home occupation to south; on site is a Krauszer's convenience store, 2400, sq. feet in area and will be maintained; has 20 parking spaces, two access points from Park Avenue and currently has cross access with Park Plaza direct east;

Mr. Cucchiaro – is there a formal cross access agreement; if there is an approval that will be required;

Mr. Alfieri – nothing came up in title search;

Mr. Gallagher – in addition to 20 parking spaces, there's an access isle, refuse area and pole sign along Park Avenue, we propose to replace pole sign with new sign advertising both, Krauszer's and dispensary within ordinance requirements;

Proposal is to construct 3,375 sq. ft. dispensary, use is permitted in the B2B zone; use has a number of proximity requirements, 200 ft for halfway house or correctional facility, closest is more than 600 ft away; 250 ft to child care facility, closest is a mile away; 500 ft away from school, university or higher learning, closest is half mile to our west; proposed complies with all requirements, setbacks and coverage requirements; we do not completely comply with Borough ordinances, requesting variance for parking; based on ordinance requirements we should have 34 parking spaces, we are proposing 27; 34 comes from rate 1 per 150 sq. ft. for convenience store; unique because in B2 zone, parking is 1 per 200 sq ft, but we are in B2B zone and remainder of Borough is 1 per 150; Krauszer's is 17 and dispensary is 17, falling at 34 and we have 27; we have required amount of parking under the B2 zone, however we do need the relief; we did check the ITE (Institute of Transportation Engineers) parking generation, 2019 edition, there are specific land use codes, Krauszer's would be under code A51, and recommend 4.4 spaces per 1,000 sq. ft equaling 11 spaces and dispensary is code 882 require 4.3 spaces which would be 15 spaces, equally 26 spaces; we feel we have adequate parking but need the variance; an employee of my office sat in the parking lot on a typical Tuesday morning, this type of store usually has peak between 7am – 9am and observed the most cars at one time was nine (9) cars; we feel we have adequate parking between the two (2) uses with additional benefit of the peaks of two uses off set each other;

Mr. Alfieri – Mr. Gallagher you have reviewed the letter dated February 4, 2022 from Abbington;

Mr. Gallagher – yes;

Mr. Alfieri – any comments we are unable to comply;

Mr. Gallagher – no, review is thorough and fair and happy to comply with all requests; specifically want to note in existing site, two full movement driveways along Park Ave; at the request of the Borough engineer, we propose to strip them as one way, one in each direction; westerly drive will become the entrance and the easterly drive will become the exit; we will do all through signage and stripping; it is

State Hwy, we must get DOT approval / letter of no interest; we also propose sideway and will obtain proper permits from the State DOT;

Mr. Alfieri – ADA compliance

Mr. Gallagher – entire lot will be ADA compliant; accessible route from State right of way and building mounted lighting system for adequate lighting levels on site; Mr. Maltese noted we did not provide landscape or lighting, we have since prepared and will submit; we will fully comply;

Mr. Cucchiaro – you testified to the variance required, page 10 of the Abbington report lists potential design waivers, does the applicant require all of the design waivers;

Mr. Gallagher – no; we revised plans, couldn't get them in 10 days prior to hearing as required, the plans do comply with all five items listed in report; lighting plan, additional buffering plantings, required shade trees and curb entire lot;

Mr. Cucchiaro – page 8, one trash enclosure for the site;

Mr. Gallagher – existing store has refuse containers that are emptied and we proposed to construct an enclosure for the containers in accordance with ordinance and codes; based on discussions with two users of the site, existing containers are adequate for both uses; proposed use generates waste on the level of office type use; medical waste is handled separately and does not go into the refuse containers;

Mr. Alfieri – is there a dedicated location;

Mr. Gallagher – yes, located at the southwest corner of existing Krauszer's store; on rendering

A-1 – colorized version of site plan

Mr. Cucchiaro – any lease agreements with Krauszer's, showing this is a joint receptacle;

Mr. Alfieri – I don't believe so, but if required we will make sure to do;

Mr. Maltese – the five items in design waiver, received plans today no curbs are shown, you are doing curbs;

Mr. Gallagher – yes, completed plans prior to your letter; we will revise;

Mr. Maltese - also will be tough for shade trees on site, you sure you won't need waiver;

Mr. Gallagher – based on calculations it is three, we can make three trees work;

Mr. Cucchiaro – parking, we spoke about numbers, is there relief for dimensions as well;

Mr. Gallagher – several spaces are required to be 10x20 parking spaces and several existing spaces are less, we propose a number of 9x18 spaces; 9x18 space is standard and recognized by ITE; we did make several spaces deeper to comply with 10x20 requirement; per the engineers letter, we have adequate room in drive isle to extend to parking spaces to make 18 ft as well; we can comply with 20 ft depth

parking but would ask for waiver for one ft; the parking area will be partially repaved at a minimum seal coated and restriped so it has a consistent look if approved;

Mr. Cucchiaro – what are needs for accepting delivery;

Mr. Alfieri – the applicant will testify;

Mr. Gallagher – Krauszer's receives deliveries from box trucks and smaller single panel units on a regular basis; not aware of large tractor trailer deliveries; no formal delineated loading zone; max of 9 cars on site, plenty of room for delivery truck to maneuver; also deliveries from smaller vehicles that can take a regular parking space;

Mr. Barricelli – resurfacing parking areas, repave or seal coating;

Mr. Gallagher – combination – areas proposing to construct new building, abutting up to existing, those will be replaced; balance will be sealed to be cohesive;

Mr. Cucchiaro – will the applicant agree to engineering review and approval, what is resurfaced and seal coated;

Mr. Gallagher – yes;

Mr. Barricelli – do you need permission from the owners of Krauszer's;

Mr. Gallagher – they are aware of the site plan and what we intend to do;

Mr. Alfieri – we will have their approval to do so;

Mr. Jackson – the owner of Krauszer's own the lot;

Mr. Gallagher – yes;

Mr. Jackson – you are leasing the land from Krauszer's;

Mr. Gallagher – yes; additionally, the current building is served by all public utilities, this will also be served by public utilities; regards to stormwater management, the site does not meet definition of major development, less than 1 acre of disturbed and less than 1 quarter acre of vehicular impervious surfaces; we are increasing impervious surfaces and we can't increase run off, so in cooperation with Mr. Maltese and review we propose to construct a recharged trench to handle roof drain runoff and majority of new impervious surface is roof of building;

Mr. Alfieri – signage proposed;

Mr. Gallagher – conforming building signage to identify new business and propose to replace the pole signage to advertise both businesses fully conforming;

Mr. Barricelli – Board members questions;

Councilwoman Rogers – the new building facing the Krauszer’s parking lot, alley to new business and alley to current – that is the entrance;

Mr. Gallagher – currently you enter and exit at each driveway; propose to restripe and add signage, enter only at western driveway, and exit only at easterly driveway;

Councilwoman Rogers – signage, you are changing sign currently there; there are certain guidelines for signage, discrete, you will comply;

Mr. Gallaher – yes, we are aware and will comply;

Ms. Argote-Freyre – do you have specific signage that you can describe to us; I would like to have an idea what the signage will look like;

Mr. Alfieri – the client has not decided on a sign;

Mr. Cucchiaro – what do you mean, you are seeking final approval tonight but the board will not see as part of the hearing, correct;

Mr. Alfieri – correct;

Mr. Argote-Freyre – you are stating that you are aware of the provisions in the ordinance – read from the ordinance;

Mr. Alfieri – correct –

Ms. Crombie – would it be fair to say your sign will match your esthetic of the building;

Mr. Alfieri – fair assumption;

Mr. Wildermuth – rendering, average sign box truck delivery, where will it park;

Mr. Gallagher – during off peak hours, it will pull into drive isle, unload, usually taking about 5 to 15 minutes and back out and exit; similar to what they do today;

Mr. Wildermuth – we will have an additional building and business; what if that lot is full;

Mr. Gallagher – park in drive isle or wait until spot opens;

Mr. Wildermuth – if spots are occupied, someone drives down, is there enough room to turn around;

Mr. Gallagher – that is in the engineering review and we will comply;

Mr. Wildermuth – complying with that, will leave you with 27 proposed or knock you down to 26 proposed;

Mr. Gallagher – I think we can do it and maintain 27 spaces; if we go to 26, perhaps we request are variance for 26 in the event we can’t maintain;

Mr. Cucchiaro – the request is for 26; not concerned with your aspirations;

Mr. Gallagher – I would like to maintain 27 but request for 26;

Mr. Ceppi – I count 24 in rendering you handed out this evening;

Mr. Gallagher – three spots missing, which face Park Avenue, still offering ample space for vehicles to maneuver;

Ms. Argote-Freyre – security cameras;

Mr. Alfieri – will be addressed by the architect;

Mr. Wildermuth – looking at access points, going one way, is there any way to make entry points smaller, perhaps gaining a parking spot;

Mr. Gallagher – we may be able; I would prefer to do through stripping to maintain existing driveways as they are;

Mr. Ceppi – we are close to sidewalk and highway; can we push back a bit;

Mr. Gallagher – the property slopes to the south, we are proposing a retaining wall but hoping to element with grading plan, that is the hesitation; I prefer to keep where it is, if we are talking one or two feet we may be able to make it work;

Mr. Barricelli – any other Board members;

Mr. Barricelli – public questions to Mr. Gallagher;

Mr. Jackson – motion to close public question; Mr. Wildermuth seconded;

Yes	9	Barricelli, Ceppi, McCabe, Wildermuth, Crombie, Argote-Freyre, Van Vorst, Councilwoman Rogers and Mayor Kane
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No	0	
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Abstain	2	Jackson and Keelan
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Absent	0	
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Mr. Alfieri – architect will provide testimony – Binu Mathew, sworn in; registered architect New York and New Jersey, testified in New York, not in New Jersey; licensed for 3.5 / 4 years;

A-2 – Color Rendering Exterior Materials

This dark side is new tech wood, Hawaiian charcoal, green foliage artificial foliage screen, glass front system with aluminum black finish; coping's will be black aluminum;

A-3 – Interior Rendering

The building is approximately 3,375 sq. ft., with reception area, waiting area, doors to dispensary, restroom, storage area and office space;

A-4 – Color Rendering Elevations

Mr. Alfieri – show where the proposed signage will be;

Mr. Mathew – signage will be here, looking at east elevation, upper from glass store front;

Mr. Alfieri – security camera locations

Mr. Mathew – surface mounted dome cameras, at each corner of the exterior, entry and storage areas;

Councilwoman Rogers – will the cameras cover Krauszer's;

Mr. Mathew – there will be cameras on all 4 corners;

Mr. Alfieri – 2 cameras will face parking lot but client will testify if they will cover entire lot

Councilwoman Rogers – the security area, interior area – will they be able to see out into the parking area to address any issues that may arise;

Mr. Mathew – yes, a feed on the camera inside; the front desk can see straight out, with site lines;

Councilwoman Rogers – waiting area seems large, if they are coming in making purchase and leaving why large waiting area;

Mr. Mathew – usually people come with guests that do not have identification, they can wait or if appointment they are waiting – also when staff comes to greet them; we can limit seating;

Councilwoman Rogers – no need for large space, no identification then they should not be in the building; like to see reduced;

Mr. Alfieri – we can reduce the waiting area;

Mr. Cucchiaro – Councilwoman Rogers, on page 4 of the Abbington letter has the site standards, subsection 3, calls out the cameras are to cover all exterior parking areas; it is not an option;

Ms. Van Vorst – use of charcoal Hawaiian wood, is design choice, security or privacy;

Mr. Mathew – design choice;

Ms. Argote-Freyre – ordinance also requires interior cameras;

Mr. Alfieri – we are proposing interior cameras;

Ms. Crombie – are you not able to get into the facility until you are vetted with your identification;

Mr. Mathew – correct;

Ms. Crombie – do many of dispensaries have large waiting areas;

Mr. Alfieri – yes;

Mr. Barricelli – any questions from the public for Mr. Mathew;

Mr. Wildermuth made a motion to close public questions; Councilwoman Rogers seconded;

Yes 9 Barricelli, Ceppi, McCabe, Wildermuth, Crombie, Argote-Freyre, Van Vorst,
 Councilwoman Rogers and Mayor Kane

No 0

Abstain 2 Jackson and Keelan

Absent 0

Mr. Alfieri – Mr. Ritesh Shah – owner operator sworn in;

Mr. Alfieri – you are the principal of the applicant;

Mr. Shah – yes

Mr. Alfieri – questions from the Board and the letter; hours of operation and days of week;

Mr. Shah – normal business that are allowed by Borough ordinance 8am to 8pm – Monday – Sunday;
and will adjust based on operation needs;

Mr. Alfieri – number of employees

Mr. Shah – one security officer at a time and 5 to 6 employees;

Mr. Alfieri – how many working at one time;

Mr. Shah – 5 to 6 – a full time and part time; and security officer on duty and one or two hours prior to
open and after close;

Mr. Cucchiaro – one of the 6;

Mr. Shah – yes;

Mr. Alfieri – deliveries, how many and how often;

Mr. Shah – they usually come during off hours, medicinal cannabis; once or twice a week for start and
we will see what the usage comes in; we do not know what the traffic will be to start;

Mr. Alfieri – clarify security cameras, exterior and interior;

Mr. Shah – correct;

Mr. Alfieri – how do you get access to the dispensary portion;

Mr. Shah – locked door, must be escorted and alarmed;

Mr. Alfieri – when an individual comes to the site, they check in and provide id; then what happens;

Mr. Shah – most are by appointment, medical purpose, show medical id and prescription and assigned an expert to assist them, it will be one on one consultation to choose the right product for them;

Mr. Alfieri – how do they schedule an appointment;

Mr. Shah – on-line portal scheduling – no walk-ins for now, not possible maybe at a later date;

Mr. Jackson – delivery is 1 to 2 times a week – off hours, what are off hours;

Mr. Shah – prior to open – with security guard present;

Mr. Wildermuth – how frequent are your appointments scheduled;

Mr. Shah – usually 10-12 minutes, some may require more time 15 to 20 minutes;

Mr. Wildermuth – how many clients are served at the same time, any overlap like at an urgent care;

Mr. Shah – 3 to 4 patients at a time;

Mr. Jackson – do you currently operate a dispensary;

Mr. Shah – no, a pharmacist by trade, my first business;

Mr. Barricelli – have you observed an operation of this type;

Mr. Shah – yes,

Mr. Barricelli – can you walk us through the process;

Mr. Shah – they schedule a time, come in, check in – registration, check id/prescription, we are planning to do fingerprinting and name and record then get them inside; then an employee works with them to get them the right product;

Mr. Barricelli – qualifications of employees;

Mr. Shah – rigorous process, background check, trained in process, no licensing needed;

Mr. Barricelli – I walk in, do all that, what do I walk out with;

Mr. Shah – depending on your condition and stage, you will receive what your doctor has prescribed for, cancer, epilepsy, other disease and will get what is approved;

Councilwoman Rogers - #6, trash enclosure, what type of waste is generated;

Mr. Alfieri – Mr. Gallagher testified, office type is generated and any medical goes in separate container;

Mr. Shah – separate container for medicinal waste;

Ms. Argote-Freyre – this is a medical marijuana facility being proposed, correct;

Mr. Shah – correct;

Mr. Cucchiaro – estimate time per patient and there is no on site consumption;

Mr. Alfieri – correct

Mr. Cucchiaro – medical waste, how often is it picked up, what size truck picks up, what is the process;

Mr. Shah – it comes in small cartridges and waste is less than your kitchen trash container; a small car that is highly controlled; picked up not sure because there really is not much medical trash generated;

Mr. Cucchiaro – you observed other facilities to get a better understanding of how this would work, which facilities did you observe;

Mr. Shah – Garden State Dispensary, out of state, Colorado and Maine;

Ms. Argote-Freyre – how often will you be there;

Mr. Shah – I will be there, I am personally involved by research and studies; I live in Freehold Twsp. and will be there frequently;

Mr. Ceppi – have you applied for your licensing through the state;

Mr. Shah – yes, we are award a medical marijuana license, one of the 29 awarded;

Mr. Ceppi – medical marijuana use now, is there an opportunity to switch to recreation;

Mr. Shah – not sure how CRC is looking at but we have heard anything now medicinal may convert, that is the trend in all other states; not sure how NJ will handle, grandfather in or apply; do not have that answer;

Mr. Ceppi – we are looking to possibly approve medical, but in period of time, then what if looking to go to recreation;

Mr. Cucchiaro – the applicant has specifically stated it is medical marijuana and testimony supporting is same; if there is a desire to change, they will need to come back to the; Board to get an amended approval;

Councilwoman Rogers – is there signage requirement indoors;

Mr. Cucchiaro – I do not see a requirement in our Borough ordinance or administrative code; Mr. Alfieri is there any notifications or requirement you are aware of;

Mr. Alfieri – my understanding is there is a requirement to state there is no on site consumption permitted – State requirement;

Mr. Wildermuth – during observation, medical dispensary – cannabis of similar square footage, how many clients are served per day, approximately;

Mr. Shah – observing NJ, Colorado and Maine, approximately 4 to 6 patients an hour, can vary could be 10 – 15 depending on size and number of rooms; approximately 60 to 100 per day;

Mr. Wildermuth – any dispensaries you know of that take walk-ins;

Mr. Shah – not that I know of – you need a prescription card;

Mr. Ceppi – parking – 6 to 7 employees, 2 or 3 at Krauszer's, approximately 10, from the 27 spaces, that leaves about 17 spaces, is that enough parking for the business to run efficiently; it seems tight;

Mr. Maltese – per code no, we are under count, required 34, providing 27, per ITE requirements we have enough at 27 but applicant has changed to 26 but applicant needs to provide testimony there are enough spaces; we have not heard from the owner of Krauszer's; the engineer testified that 9 at peak hours, 19 with employees, 8 additional parking to carry the operation throughout the day;

Ms. Van Vorst – do we know Krauszer's hours of operation;

Mr. Shah – 6am to 10pm or 11pm;

Ms. Crombie – as a pharmacist, what inspired you to open this medical marijuana dispensary;

Mr. Shah – 1994 when I became a pharmacist, this is the one subject that I have done my research on; I have seen more medical need of cannabis as a class substance 1; have seen more deaths from Percocet and Oxycodone and how cannabis has worked and what it has done on some many trials, epilepsy, I had done the research; I have a family member that needs and has inspired me; there is controversy, how it is classified and regulated but medical use it is needed;

Mr. Barricelli – public questions for Mr. Shah,

Mr. Jackson – motion to close public questions for Mr. Shah; Mr. McCabe seconded;

Yes	9	Barricelli, Ceppi, McCabe, Wildermuth, Crombie, Argote-Freyre, Van Vorst, Councilwoman Rogers and Mayor Kane
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No	0	
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Abstain	2	Jackson and Keelan
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Absent	0	
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Mr. Alfieri – that is all we have

Mr. Barricelli – public comments;

Susanne Prest Gunther – sworn in - 1 Gravatt Circle, Clarksburg/Millstone Twsp. – speaking on behalf of my business at 627 Park Avenue

Ms. Gunther – we have had a business at 627 Park Avenue since 1948 when my dad started, I was raised in the store; we have concerns being in the area; they mentioned the topography, it slopes in the rear,

maybe wetlands in there and any issues with that and my take way from parking; parking is a big issue, I speak first hand, knowledge and experience; parking issues in the area, we have sufficient for our business, but other business in the area do not have enough parking, domino effect; definite reason for concern; Krauszer's has large delivery trucks come, pepsi/coke; we know you can't always anticipate how many customers coming into a facility at one time, even with expansion in mind or potential usage; we can't always anticipate our customers; the number of employees, customers and security are taking parking; we have dealt with, maybe making building smaller would help; that is our concern, it is a domino effect; the topography, potential wetlands, retaining wall and could take parking away;

Harold Gunther – sworn in – 627 Park Avenue; type of people using, I assume more, older people than younger people with prescriptions; when I hear about the parking, the 10 foot width, some are 8 and 9 and when seniors are driving and trying to put cars in areas that shouldn't be it may become a problem; you have winter, snow and you have 26 spaces, then 8 or 10 for employees, then snow drift, you will have problems; cutting to bare minimum and could be a problem; the amount of cars at Krauszer's, we drive by every morning, 7am – 9am, there are a lot of people; if the hours for new business is 8am that is a lot of parking and delivery trucks; cars are in and out but a lot of cars; they even park in front of trash receptacle and Freehold Cartage can't get to trash bins; we have dealt with, people parking on our side to go across the street for other businesses; one business employee was hit by a car trying to help someone cross; there is parking concerns in all of the Borough and cutting to bare minimum is a concern;

Mr. Barricelli – any other members from the public;

Mr. Jackson – motion to close public comments; Ms. Argote-Freyre seconded;

Yes	9	Barricelli, Ceppi, McCabe, Wildermuth, Crombie, Argote-Freyre, Van Vorst, Councilwoman Rogers and Mayor Kane
No	0	
Abstain	2	Jackson and Keelan
Absent	0	

Mr. Cucchiaro - this is a permitted use, whether you like or dislike the use, it is not relevant here; applicant has filed for a preliminary and final site plan approval, withdrawn all ancillary, variance relief is limited to the number of parking spaces and dimensions of parking spaces; and provided the positive and negative criteria; condition of approval, we have a full board, only regular members can vote or make a motion;

Mr. Wildermuth – we have heard testimony from the owner how business will be conducted, appointment, limit number of patrons; my question, the ordinance is silent, what type of jurisdiction does this board have procedurally to carry forward;

Mr. Cucchiaro – it is directly related to variance of parking spaces; one reason the reduced number of parking can work is because of the way the site functions; it functions largely by appointment, rational to support their variance; that is how the board get jurisdiction;

Ms. Crombie – is there anything that states they have to have entrance and exit, if they only had one, would that be in accordance with ordinance;

Mr. Cucchiaro – part is NJ DOT what is permitted and part is in response to accommodations in Anthony's report;

Mr. Ceppi – is there a need for 3,375 sq ft facility – would smaller fit better, generally supportive of medical, smaller space, would that elevate the parking variance, get it off the street a bit more; generally thinking, supportive of medical, not so supportive for medical; but would like to see smaller space to not have parking variances only lead to other issues;

Mr. Wildermuth; - I am included to support this application; main concern is parking, applicant testified 3 to 4 patients at a time, regulated with on-line portal, 5 to 6 employees; 4 patients, 6 employees giving 10 spaces, Krauszer's 2 employees, goes to 12 spots and sworn testimony, 9 maximum observed at Krauszer's takes to 21; should try to get 27 spots and not 26, it is a reality of parking issues down there, Business 33; engineer should work on getting 27 spots; I would support application for 27 spots;

Ms. Argote-Freyre – agree with Michael; I am inclined to support; Mr. Shahs testimony was impressive; parking is an issue, if we have the opportunity to create we should;

Mayor Kane – agree with Vice Chairman; create more parking space, especially if you make one way, in and out; you won't have to eliminate the K-turn in back; 27 spaces it will work; like Mr. Cucchiario said, it is a permitted use and in my opinion a tremendous benefit to our community; Mr. Shah is a well-respected pharmacist in the area, very involved in the community; if you are familiar this all started with Jay Koneig, 7 year old in Howell – the need for medical marijuana is a real situation; to be able to provide in our community is benefit;

Ms. Crombie – I highly appreciate this coming to the County Seat as someone with family that suffer with health issues, it is better to drive to Park Ave, than Neptune; with the parking, I frequent our local business a lot, asphalt personally bothers me; seeing empty parking lots at different time of the day is a concern; I am less concerned of the perfect storm, peak hours, and everyone needs a coffee at Krauszer's and is dropping off mom at NJ Leaf; would it be wonderful for 27 spots, will they always need 27 spots probably; I am in favor of this application and thank you for the aesthetics in your plan;

Mr. Barricelli – this is an outstanding application, when we have an application of this sort we always worry about parking; you would think on Park Avenue you could do something, unlike downtown; I think we can make 27 spots, enough members have expressed that and you can get and I can support this application;

Councilwoman Rogers – made a motion to approve the application for preliminary and final site plan approve with the variance for 27 spots and subject to all conditions on the record; Mr. McCabe seconded the motion;

Yes	9	Barricelli, Ceppi, McCabe, Wildermuth, Crombie, Argote-Freyre, Van Vorst, Councilwoman Rogers and Mayor Kane
No	0	
Abstain	0	
Absent	0	

Mr. Alfieri – thank you

Mr. Barricelli – thank you all for coming tonight, think we did a good job tonight; any other questions or comments; hearing none would someone make a motion to adjourn;

Councilwoman Rogers made a motion to adjourn, Mr. Ceppi seconded;

All in favor, aye (all) – nay (none)

Meeting adjourned at 8:34 PM.

Respectfully submitted,

Dominica R. Napolitano