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Downe Township Combined Planning Board
Regular Meeting Agenda
December 10, 2024
At 7:00 p.m.



Call to order: By Chairman Doug Cook at 7pm.

Open Public Meeting Notice: Pursuant to the Open Public Meeting Act adequate notice of this meeting has been sent to the Official Newspaper and was posted on the Township Bulletin Board and website. www.downtwpnj.org

Flag Salute:

Roll Call:

Mayor Mike Rothman __, Robert Campbell __, Dakota Kruger __, Chairman Doug Cook __,
Vice Chair Brent Daly __, John Gilligan __, Jeff Sanza __, Kevin Nocon __, Christopher Weir __

Board Business:

Approval of Minutes: November 12, 2024

Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Campbell __, Kruger __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __

Presentation of Bills for Payment:

Engineer: Engineering Design Associates (Joseph Maffei)

- Invoice #39883:	Atlantic City Electric – Oct. 2024 Services:	\$ 69.00
- Invoice #40887:	Chaplin – Sept. 2024 Mtg. Attendance Services:	\$ 90.75

Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Campbell __, Kruger __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __

Update: Interest in Continuing in 2025 - Professionals & Expiring Term Board Members

- Joe Maffei/Engineer Design Assoc. as Engineer – Is also interested w/ slight rate increase.
- Jeffrey Snow's rates to stay the same in 2025 as in 2024.
- IDEAS for 2 alternate board member positions: _____

New Business:

Middlesex Water Company’s Preliminary & Final Major Site Plan Application w/ Waiver
150 New Jersey Ave, Fortescue, NJ 08321 - Block 74, Lots 3 (*New Well House*)

- **Hear Application**
- **Letter from Joeseeph Maffei – November 26, 2024**
Board Engineer’s Review Memorandum #1 for Middlesex Water Co. Application
- **Completeness**
Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Kruger __, Campbell __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __
- **Open Meeting to Public:** Motion: _____ Seconded: _____ Voice Vote: Aye / Nay
- **Closed Meeting to Public:** Motion: _____ Seconded: _____ Voice Vote: Aye / Nay
- **Technical**
Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Kruger __, Campbell __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __

Old Business:

Downe Township Cannabis Ordinance Review & Discussion, & Recommendations (Continued)

The Downe Twp Committee is asking the P/Z Board to review, discuss, and provide their recommendations on how to improve Downe’s Cannabis Ordinance (Ord. # 2021-4).

- **Subcommittee: Nothing to report at this time.**

Correspondence:

- 11/22/24: NJDEP Coastal General Permit 24
– *Fralinger Engineering: Nancy Bison (211 Maple Ave - Block 50, Lot 6)*
- 11/22/24: NJDEP Coastal General Permit 24
– *Fish and Wildlife Service, Delaware Bay Coastal Program*
- 12/6/24: Email RE Notification that the Preliminary Draft State Plan has been Released
– *Elena Gable, Cumberland County Assistant Planning Director*
- The NJ Planner- September/October 2024

ACCEPT & FILE – All Correspondence OR None OR Specific Ones ()
Motion: _____ Seconded: _____ Voice Vote: _____

Open Meeting to Public: Motion: _____ Seconded: _____ Voice Vote: _____
Closed Meeting to Public: Motion: _____ Seconded: _____ Voice Vote: _____

Next Meeting: Tuesday, January 14, 2024 at 7pm (Reorganization Meeting)

Adjournment of Meeting: Motion: _____ Seconded: _____ Voice Vote: _____

