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Nature lover's paradise

Downe Township Combined Planning Board
Regular Meeting Agenda
April 8, 2025
At 7:00 p.m.

Call to order by 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:

Presentation of Bills for Payment:

Solicitor: Jeffrey E. Snow	– 1/19/25 Invoice: Middlesex Water Co App:	\$ 230.00
Engineer: Engineering Design Associates (Joseph Maffei)		
– Invoice #41242:	Atlantic City Electric – Dec. 2024 Services:	\$ 138.00
– Invoice #41245:	Middlesex Water Co. – Dec. 2024 Services:	\$ 151.25
– Invoice #41354:	Atlantic City Electric – Jan. 2025 Services:	\$ 435.00
– Invoice #41358:	Middlesex Water Co. – Jan. 2025 Services:	\$ 507.50
– Invoice #41532:	Silvi Concrete – Feb. 2025 Services:	\$ 290.00

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

New Business:

Sean Couch's Bulk "C" Variance Application w/ Site Plan Waiver (Dock w/ Shed)

214 Nantuxent Dr, Newport, NJ 08345 (Gandys Beach) - Block 6, Lots 19

- **Hear Application**
- **Letter from Joeseeph Maffei – April 2, 2025**

Board Engineer's Review Memorandum #1 for Sean Couch's Application

288 MAIN STREET, NEWPORT, NJ 08345 • 856-447-3100, Fax: 856-447-3533

- **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 __

2025 NJ Zoning & Land Use Administration (Print Edition and/or E-Book)

- Does the Board want to purchase?
 - ☐ NO ☐ YES – If yes, which ones? _____
- Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Kruger __, Campbell __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __
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Downe Township Ordinance 2025-XX - *RE Regulating Residential Landscaping and/or Fencing Installation, and Maintenance Located Within Downe: Review/Discuss/Recommend*

- The Downe Twp Committee is asking the P/Z Board to review, discuss, and provide their recommendations to the Township Committee.
-

Downe Township Ordinances RE Campgrounds vs. Trailer Parks: Review/Discuss/Recommend

- The Downe Twp Committee is asking the P/Z Board to review, discuss, and provide their recommendations to the Township Committee.
- 1/14/25 – Letter to Clerk from Downe’s Code Enforcement Officer, Tony Loteck

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:

- 1/28/25: Receipt Letter of “As-Built” Plans & Confirmation of Plans Consistency with the approved plans
 - *Engineering Design Associates: Atlantic City Electric (Block 21, Lots 3)*
- 1/31/25: Updated Review of Middlesex Water Co.’s Revised Plans
 - *Engineering Design Associates: Middlesex Water Co. (Block 74, Lots 3)*
- 4/1/25: Updated Review of Middlesex Water Co.’s Revised Plans

- *Engineering Design Associates: Middlesex Water Co. (Block 74, Lots 3)*
- 1/30/25: NJDEP Flood Hazard Verification & Wetlands LOI Application
 - *Fralinger Engineering: 688-690 Main St (Block 49, Lots 8.03 & 8.04)*
- 2/19/25: NJDEP combined Individual CAFRA / In-Water Waterfront Development Permit Application
 - *Mott MacDonald: Gandy's Beach - South Cove Road Bulkhead (Block 57, Lots 8 & 23, Block 58, Lots 14 & S. Cove Rd Right-of-Way)*
- 3/19/25: NJDEP combined Individual CAFRA / In-Water Waterfront Development Permit Application
 - *Mott MacDonald: Gandy's Beach - South Cove Road Bulkhead (Block 57, Lots 8, 11-22, Block 58, Lots 14 & S. Cove Rd Right-of-Way)*
- 4/7/25: Email confirming Co. Planning attendance of Downe's May PB mtg for the Cross Acceptance Process Draft State Plan
 - *Elena Gable, Cumberland County Assistant Planning Director*
- The NJ Planner- January/February 2025

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, May 13, 2025 at 7pm

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