

Established 1772



Nature lover's paradise

Downe Township Combined Planning Board
Regular Meeting Agenda
May 13, 2025
At 7:00 p.m.

Call to order by Vice Chair, Brent Daly, 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:

Resolution No. 2025-08 Couch Resolution

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

Presentation of Bills for Payment:

NO INVOICES SUBMITTED AT THIS TIME

New Business:

Draft Cross Acceptance Response Template (CART) for State Plan

- Matthew Pisarski & Elena Gable, from the Co. Planning Dept., will be in attendance.
- The draft CART reviews the Township's local planning policies in comparison to the policies of the Draft Preliminary State Development and Redevelopment Plan.

Old Business:

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

- Does the Board want to purchase? – *(Only 1 person can have access to the online/E-Book)*
 - ☐ NO ☐ YES – If yes, which ones? _____
- Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Kruger __, Campbell __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __

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

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
 - Ordinances referenced in Mr. Loteck’s letter:
 - Downe Twp Ordinance # 96-4
 - Downe Twp Ordinance # 96-5
 - Downe Twp Zoning Ordinance, Section 1010 “Campgrounds”
 - Downe Twp Ordinance # 3.01
 - NJDCA Administrative Code Title 5, Chapter 10A Proprietary Campground Facility Health & Safety

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.**
- New interested party, seeking letter of support from Twp Committee
 - Atlantic Cultivators LLC (Frank Carpino owned properties: 138 & 98 Husted Ln)

Correspondence:

- 5/6/25: Updated Review of Middlesex Water Co.’s Revised Plans (Recommends to Sign)
 - *Engineering Design Associates: Middlesex Water Co. (Block 74, Lots 3)*

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, June 10, 2025 at 7pm

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