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Nature lover's paradise

Downe Township Combined Planning Board
Regular Meeting Agenda
August 12, 2025
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.downtwtpnj.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:

Engineer: Engineering Design Associates (Joseph Maffei)

– Invoice #42150:	Middlesex Water Co. – May 2025 Services:	\$ 145.00
– Invoice #42229:	Sean Couch – June. 2025 Services:	\$ 151.22

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

New Business:

Downe's Ordinance # 2025-11 RE Cannabis - Review & Discussion, & Recommendations

The Downe Twp Committee is asking the P/Z Board to review, discuss, and provide their recommendations on Downe's latest Cannabis Ordinance, which was final adopted 8/11/25.

- Discussion Notes RE Cannabis Ordinance from various previous meetings
- Regulatory Authority & Secure Outdoor Cannabis Cultivation Plan Info
 - Provided to the Twp solicitor by Attorney Matthew Robinson and the clerk gave the PB secretary a copy.
- NJ-CRC Rules (N.J.S.A. 24:6I-31 et seq. - Chapter 30 - Personal Use Cannabis Rules)

**Potential Upcoming Application – Minor Site Plan for Open Grow Cannabis
138 & 98 Husted Lane (Block 56 / Lots 9 & 9.01)**

**No application has been submitted to the Board yet.*

- Upcoming Co.'s Intro Presentation to Twp at 7.14.25 Twp Mtg - Part 1 & 2
- Atlantic Cultivators - Outdoor Cultivation Security Plan SOP – 07172025
- Atlantic Cultivators - Mini plan set - July182025
- Cannabis Site Plan Waiver Memorandum_7-11-25

Old Business: None at this time.

Correspondence:

- 7/14/25: NJDEP Individual CAFRA / In-Water Waterfront Development Permit App.
 - *Mott MacDonald: Gandy's Beach - South Cove Road Bulkhead (Block 57, Lots 8 & 23, Block 58, Lots 14 & S. Cove Rd Right-of-Way)*
- 7/18/25: NJDEP Flood Hazard Verification & Wetlands Letter of Interpret. & GP10A
 - *Fralinger Engineering: 463 Hickman Ave (Block 49, Lots 44)*
- 8/8/25: Distribution of Draft Statement of Agreements & Disagreements on the Preliminary State Plan (Section RE Downe)
 - Jacqueline Rivera, Program Specialist II, State Planning Commission (FWDed by Twp clerk)
- The NJ Planner- May/June 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, September 9, 2025 at 7pm

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