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Nature lover's paradise

Downe Township Combined Planning Board
SPECIAL Meeting Agenda

August 28, 2025

At 6:00 p.m.

Call to order by Chairman, Doug Cook, at 6pm.

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	– 8/14/25 Invoice: Sean Couch App:	\$ 241.50
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- Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Campbell __, Kruger __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __

New Business:

INFORMAL Presentation by Atlantic Cultivators LLC

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

**Application is scheduled to be heard at the Sept. 9, 2025 regular Planning Board Meeting.*

Old 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.

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

- 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.
- Email from PB Solicitor to Twp Solicitor
 - Providing a list of the Board's concerns with the latest cannabis ordinance that was reviewed at the Board's Aug. 12, 2025 meeting & informing that a special PB meeting was scheduled for 8/28/25 at 6pm.
- Discussion Notes RE Cannabis Ordinance from various previous meetings

Correspondence: None at this time.

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: _____