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Nature lover's paradise

Downe Township Combined Planning Board
Regular Meeting Agenda - Revised
September 9, 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.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	– June Invoice:	Solicitorship 2025:	\$ 200.00
	– July Invoice:	Solicitorship 2025:	\$ 200.00
	– Aug. Invoice:	Solicitorship 2025:	\$ 200.00

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

New Business:

Atlantic Cultivators LLC's Minor Site Plan Application for Open Grow Cannabis
138 & 98 Husted Lane (Block 56 / Lots 9 & 9.01)

- **Hear Application**
- **Letter from Joeseeph Maffei – September 2, 2025**
Board Engineer's Review Memorandum #1 for Atlantic Cultivators LLC's Application
- **Open Meeting to Public:** Motion: _____ Seconded: _____ Voice Vote: Aye / Nay
- **Closed Meeting to Public:** Motion: _____ Seconded: _____ Voice Vote: Aye / Nay

- **Completeness**

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

- **Technical**

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

Old Business: None at this time.

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.

- Downe TWP Zoning Ordinance, Area & Bulk Requirements for Zones (pg. 27-32)
- Downe TWP Zoning Map
- Maps provided by Co. Planning Dept. during CART Review at June 2025 PB Mtg

Correspondence:

- 8/21/25: NJDEP Flood Hazard Verification & Wetlands LOI
– *Fralinger Engineering: 92 Fortescue Rd (Block 11, Lots 30 & 31)*
- The NJ Planner- July/August 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, October 14, 2025 at 7pm

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