

Established 1772



Nature lover's paradise

**Downe Township Combined Planning Board**  
**Regular Meeting Agenda**  
**November 18, 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](http://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 | – 8/31/25 Invoice: | Special Mtg 8/28/25: | \$ 200.00 |
|                            | – Sept. Invoice:   | Solicitorship 2025:  | \$ 200.00 |

Engineer: Engineering Design Associates (Joseph Maffei)

|                   |   |           |
|-------------------|---|-----------|
| – Invoice #42626: | Atlantic Cultivators – July & Aug. 2025 Services: | \$ 380.00 |
| – Invoice #42787: | Atlantic Cultivators – Sept. 2025 Services:       | \$ 652.50 |
| – Invoice #42904: | Atlantic Cultivators – Oct. 2025 Services:        | \$ 652.50 |

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

**New Business:**

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

- **Letter from Joeseeph Maffei – October 3, 2025**  
Board Engineer's Review Memorandum #2 for Atlantic Cultivators LLC's Application
- **Letter from Joeseeph Maffei – November 3, 2025**  
Board Engineer's Review Memorandum #3 for Atlantic Cultivators LLC's Application

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

- **Hear 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.

**Correspondence:**

- The NJ Planner- September/October 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, December 9, 2025 at 7pm**

**Adjournment of Meeting:** Motion: \_\_\_\_\_ Seconded: \_\_\_\_\_ Voice Vote: \_\_\_\_\_