



Established 1772

Nature lover's paradise

Downe Township Combined Planning Board
Regular Meeting Agenda – Revised 2
March 10, 2026
At 7:00 p.m.

Call to order by 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 __, Doug Cook __, Brent Daly __, John Gilligan __, Jeff Sanza __, Kevin Nocon __, Christopher Weir __, James Jacobson Sr. __

Board Business:

Resolutions:

Resolution No. 2026-07 SolHarvest Energy LLC Resolution

Motion to adopt: _____ Seconded: _____ Roll Call Vote: Rothman __,
Campbell __, Kruger __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __,
Jacobson (Alt. #1) _____

Presentation of Bills for Payment:

Solicitor: Jeffrey E. Snow	– Dec. Invoice:	Solicitorship 2025:	\$ 200.00
	– Jan. Invoice:	Solicitorship 2026:	\$ 200.00

Engineer: Engineering Design Associates (Joseph Maffei)

– Invoice #42967:	Atlantic Cultivators – Nov. 2025 Services:	\$ 834.25
– Invoice #43084:	SolHarvest Energy – Dec. 2025 Services:	\$ 145.00

- Motion: _____ Seconded: _____ Roll Call Vote: Rothman __,
Campbell __, Kruger __, Cook __, Daly __, Gilligan __, Sanza __, Nocon __, Weir __,
Jacobson (Alt. #1) _____

New Business: None at this time, due to items being postponed and/or removed.

***Applicant Pulled Application from Agenda to be Postponed until April 14, 2026 Meeting
Frank Carpino Minor Site Plan & C “Bulk” Variances Application for Outdoor Cannabis
Cultivation Farm
430 Sharp Lane (Block 54 / Lot 36)**

- ~~Letter from Joeseeph Maffei – March 3, 2026~~
Board Engineer’s Review Memorandum for Carpino’s Application

~~**Downe Township Ordinance 2026 XX – RE Fair Share Housing (*WAS NOT READY YET)**~~

- ~~The Downe Twp Committee is asking the P/Z Board to review, discuss, and provide their recommendations to the Township Committee.~~

Old Business: None at this time.

Correspondence:

- 1/14/26: NJDEP combined Individual CAFRA / In-Water Waterfront Development & Freshwater Wetlands Transition Area Waiver App.
 - *Mott MacDonald: South Fortescue Erosion Control Berm Toe Protection (Block 114, Lots 1, 2, & 3)*
- 1/15/26: Notice
 - *Vineland Daily Journal*
- 2/4/26: CAFRA Individual Permit App. – Notice to Neighboring Landowners
 - *Colliers Engineering Design: 566-690 Church St (Block 30, Lots 2)*
- 3/2/26: Email informing Board that he will attend Downe’s May 12th PB meeting to start the Re-Examination of the Master Plan
 - *Matt Pisarski, Cumberland Co. Planning Dept*
- 3/3/26: NJDEP Coastal General Permit – 18 Application
 - *Mott MacDonald: (Block 88, Lots 1)*
- 3/6/26: CAFRA Individual Permit App. – Notice to Neighboring Landowners
 - *Colliers Engineering Design: 566-690 Church St (Block 30, Lots 2)*

Open Meeting to Public: Motion: _____ Seconded: _____ Voice Vote: _____
Closed Meeting to Public: Motion: _____ Seconded: _____ Voice Vote: _____

Next Meeting: Tuesday, April 14, 2026 at 7pm

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