

Elk Township Combined Planning and Zoning Board

Regular Business Meeting

September 17, 2025

Minutes

Call to Order:

Regular Business Meeting was called to order at 7:02 pm.

Roll Call: Mr. McKeever

Present: Mr. Afflerbach, Mr. Goetsch, Mr. Hughes, Mr. Lucas, Mr. McKeever, Mrs. Nicholson, Mr. Smith,
Mr. Wolf, Mr. Richardson, Mr. Peterson (alt 1)

Absent: Mr. Swanson (alt 2)

Open Public Meeting Act: was read by the Board Secretary

Flag Salute: Chairman Afflerbach led the flag salute.

Concept Plan Review: None

Approval of Minutes: August 20, 2025

Mrs. Nicholson moved to approve the minutes of August 20, 2025,

Seconded by Mr. Goetsch.

With all other members in favor, *the motion was carried.*

General Business: None

Old Business: None

New Business:

1. Brian Brown Minor Subdivision/Lot Line Adjustment

530 Fairview Rd Glassboro, NJ 08028, Block 170 Lots 10 & 11

Completeness followed by Public Hearing, Application No. ZB-25-02

Board Engineer, Steve Bach of Bach Associates, referred to his letter dated September 11, 2025 and stated he has no objection to the waivers being granted for those completeness items. It is Mr. Bach’s recommendation that the Board deem the application complete.

Mr. Lucas moved to deem the application complete.

Seconded by Mr. Wolf

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Smith	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	-	-	-	-
McKeever	Y				Swanson (Alt. 2)				A
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 9

Against: 0

Abstain: 0

9-0-0

Mr. DeJesus, Board Solicitor, swore in Brian Brown.

Mr. Brown stated that he has added property to Lot 10 from Lot 11.

Mr. Bach, Township Engineer, stated that the property is in the Moderate Density Zoning District and it is a permitted use. The Browns will be taking part of a L shaped lot and straightening the lot line and adding it to the adjacent property. There is one preexisting nonconformity on Lot 10 but that is not being expanded or exacerbated.

Mr. Bach stated that the Brown’s are not asking for any variance with this application.

Mr. Brown stated that he has received the Review Letter dated September 11, 2025 and agrees with all of the Technical Comments and will address them as a condition of any approval this evening.

Mr. Lucas moved to approve the Minor Subdivision to Brian Brown Block 170 Lots 10 & 11 with the conditions outlined in the September 11, 2025 Review Letter, seconded by Mrs. Nicholson

Roll Call Vote					Roll Call				
Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Smith	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	-	-	-	-
McKeever	Y				Swanson (Alt. 2)				A
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 9

Against: 0

Abstain: 0

9-0-0

Chairman, Mr. Afflerbach made an announcement to excuse Mr. Wolf, the Mayor’s designee and Mr. Lucas Twp Committee Member from this application.

2. ARCR Home Builders, Minor Subdivision & Use Variance

Block 168 Lots 2, 3.01, 3.02, 3.03

Application No. SD- 25-01

Technical followed by Public Hearing

Board Solicitor, Brandon DeJesus swore in John Kornick, PE, PP of K2 Consulting Engineers, 36 Tanner Street, Suite #100 Haddonfield, NJ 08033 and Attorney Ben Ojserkis of Cooper Levenson 1415 Marlton Pike East Cherry Hill Plaza Suite 205 Cherry Hill, NJ 08034.

Attorney Ben Ojserkis stated that the application is for a Minor Subdivision which will take 4 undersize lots and reconfigure those lots into 2 conforming lots on which single family homes will be built.

2 Variances are being sought in connection with this application: Relief from the Minimum Average Front Yard Setback, where 62 feet is required and 32 feet is proposed along with relief to exceed the permitted Gross Density where 1.5 dwelling units per acre is required and 2.18 dwelling units per acre is proposed. The 2 new lots that are proposed comply with all the other Bulk Standards in the Moderate Density Zoning District.

The property is located at 0 Ninth Ave and 532 – 536th Eighth Ave Block 168 Lots 2, 3.01, 3.02 and 3.03.

Mr. John Kornick, Applicant's Engineer, stated that this lot is unique as it has 2 frontages, one on Eighth Ave and one on Ninth Ave. The lots will have private Well and Septic Systems. The Variance relief from the Minimum Average Front Yard Setback comes from having to get the Septic Systems to fit on the properties. The Minimum setbacks from Septic to Septic will be 50 feet. To accomplish this, the homes were pushed forward onto Ninth Ave which allows the Septic to be in the rear yard for each of the houses.

Mr. Kornick stated that the Variances that are being asked for on the property can be accommodated and all of the other Bulk Standards for that Zoning District have been met.

Mr. Kornick stated that positive criteria to justify the variances being granted as well as the negative criteria and he fees that the positive criteria outweigh the negative criteria, and the variances should be granted.

Steve Bach, Board Engineer asked if the applicant and professionals have received his review letter dated August 14, 2025 and if they will comply with all Technical Items.

Mr. Kornick stated that they will comply with all Technical Items on that review letter dated August 14, 2025.

Mr. Bach asked if they could speak regarding the parking on the lots.

Mr. Kornick stated that there will be an 18' x 22' driveway which can accommodate 2 parking spaces and there will be a 2-car garage that would accommodate 1 car which would provide 3 parking spaces. They would like to widen the driveway to 20' which in addition to the garage would provide for 4 parking spaces.

Mr. Bach stated that the review letter requests that the properties are restricted individually to not have access to the other lot frontage Ninth Ave.

Mr. Kornick stated that they will comply with that, and this will be shown on a deed restriction for each proposed lot.

Mr. Bach asked what the setback was for the existing home and is he was familiar with the setbacks of the properties across the street.

Mr. Kornick stated that the existing home is set back 19' from the road and that he does not have the information regarding the setbacks for the other properties across the street.

Mr. Bach stated that he has an aerial picture of the area and showed it to Mr. Kornick for his review.

Mr. Kornick stated that he estimated that the houses across the street are set back about 20' from the road and is consistent with what they are seeing on the plans.

Mrs. Nicholson asked if the existing structure on the property is vacant.

Mr. Kornick stated that yes, the existing structure on the property is vacant.

Mrs. Nicholson asked what the actual separation of the existing wells.

Mr. Kornick stated that the distance between wells is 100', and the wells across the street are greater than 100'.

Mr. Hughes asked if there were any other dwellings or structures on the property with existing wells or septic areas and the closure of those. Do they know if there are any and if so where they are on this property and how they are being handled.

Mr. Kornick stated that they would have to locate the Septic areas as per the County Performance Specifications and regarding the wells, they would have to go to a Licensed Well Driller to abandon that well.

Mr. Hughes stated that his concern is where the existing septic or cess pools are in relation to where the new septic, well and basement are going to be and it is out of the way.

Mr. Kornick stated that when they are abandoned, they are no longer in use so that separation is not necessarily required and if they were to encounter that infrastructure inside of the building footprint or proposed septic systems, that infrastructure would have to be removed and buried on site elsewhere.

Mr. Wolf asked if the well on Lot 4 meets the requirement setback distance.

Mr. Kornick stated that the well does meet the minimum required setback and the Well Driller will verify that.

Mrs. Nicholson moved to Open to the Public, seconded by Mr. Goetsch.

With all members in favor, the motion was carried.

Bradley Gardner, 531 Ninth Ave stated that he lives next door and when it rains that place floods and it will turn his place into a retention pond. He is concerned that they are covering too much of the property, and he will be flooded out. He pointed out on the display board where he lives.

Denise Castaldi, 531 Ninth Ave asked if a perc test was done.

Mr. Bach stated that the application that is being heard is for a Minor Subdivision and Variances. None of the Variances that were requested were for Lot Coverage. They are permitted to have up to 35% of lot coverage and they are not going over what is permitted by the Ordinance. They are not going to be exceeding over a ¼ of an acre of new impervious or an acre of disturbance for the entirety of both lots so they are not required to do Stormwater Drainage, no retention basins will need to be installed. They will be required to submit a Grading Plan which must demonstrate that they are not negatively impacting immediate property owners. Mr. Bach believes that they are covering about 11% of the total property.

Denise Castaldi states that a ditch that runs down Ninth Ave has been neglected for many years with a pipe that runs under the road that has sunk and broke that has been filled with cement causing the ditch to fill up and not drain and floods to the cemetery.

Mr. Afflerbach stated that they speak on this matter at the Township Committee Meeting so this can be addressed.

Mr. Bach asked that they contact the Board Secretary via email a description of the problem including pictures so he can address this.

Mr. Hughes moved to Close to the Public, seconded by Mrs. Nicholson

With all members in favor, the motion was carried.

Mrs. Nicholson moved to approve the Preliminary Minor Subdivision to ARCR Home Builders, LLC with a Bulk Variance for Average Front Yard Setback (Proposed Lots A & B)), the Use Variance for Density and with the conditions outlined in the August 14, 2025 Review Letter, seconded by Mr. Wolf

Roll Call Vote					Roll Call				
Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Smith			A	
Hughes	Y				Wolf	Y			
Lucas			A		Peterson (Alt. 1)	-	-	-	-
McKeever	Y				Swanson (Alt. 2)				A
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 7

Against: 0

Abstain: 2

7-0-2

3. Amtech Fence LLC Use Variance

541 Bridgeton Pike Block 6 Lot 32

Application No. ZB- 25- 01

Completeness Only

Steve Bach, Board Engineer referred to his review letter dated September 12, 2025 regarding a Use Variance.

That review letter dated September 12, 2025 contains items that he has no objection to them being granted as well as many objections to waivers not being granted.

It is Mr. Bach’s recommendation that the Board deem the application incomplete at this time based on the waivers not recommended.

Mr. Hughes moved to deem the application incomplete.

Seconded by Mrs. Nicholson

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Smith			A	
Hughes	Y				Wolf	Y			
Lucas			A		Peterson (Alt. 1)	-	-	-	-
McKeever	Y				Swanson (Alt. 2)				A
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 7

Against: 0

Abstain: 2

7-0-2

4. Country Roads Realty, LLC Preliminary Major Site Plan with Bulk Variance

730 Buck Rd Block 44 Lot 4

Application No. SP- 25- 01

Preliminary Approval

Steve Bach, Board Engineer referred to his review letter dated September 12, 2025 regarding a Preliminary Major Site Plan with a Bulk Variance.

That review letter dated September 12, 2025 contains several recommendations for Completeness Only.

It is Mr. Bach’s recommendation that the Board deem the application complete at this time based on the waivers recommended.

Mrs. Nicholson asked about Item # 14, certification from the Tax Collector that all taxes are paid to date.

Board Secretary, Ann Marie Weitzel, stated that taxes are paid.

Mr. Lucas moved to deem the application complete.

Seconded by Mrs. Nicholson

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Smith	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	-	-	-	-
McKeever	Y				Swanson (Alt. 2)				A
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 9

Against: 0

Abstain: 0

9-0-0

Mr. DeJesus, Board Solicitor, swore in:

- **Paul Ploskonka – Operating & Managing Member for 730 Buck Rd and Chief Executive Officer for ATH Canna**
- **Beth Grasso – Traffic Engineer with Pennoni Associates**
- **Chad Gaulrapp - Engineer with Pennoni Associates**
- **Richard Wells – Attorney with Archer & Greiner**

Attorney, Richard Wells stated that this application is for Preliminary & Final Major Site Plan and Bulk Variance Approval for a proposed Cannabis Cultivation Facility which is proposed to include 3 sealed greenhouse structures totaling roughly 227,000 square feet, (1) 15,000 square foot Head House building for propagation and packaging, the conversion of an existing 2400 square foot garage into an auxiliary drying building and the conversion of an existing 1750 square foot single family residence into administrative office space. That development is proposed to take place on the roughly 79-acre property know as 730 Buck Rd, Block 44 Lot 4 in the Cannabis Overlay Zone.

Mr. Wells handed out printed exhibit sheets to the Board Members as well as stating that they would be shown full size on the screen as well.

Board Engineer, Steve Bach asked Mr. Wells what the relationship with ATH Canna LLC versus Country Roads Realty LLC is.

Mr. Wells stated that consistent with most commercial developments and most commercial operations, a lot of a lot of property owners have a real estate holding entity and they separate the business operating entity from the real estate holdings. Our applicant that is here today is Country Roads Realty LLC who is the property owner and the actual operating entity is ATH Canna, who are the ones who will be licensed and operating as the tenant on this property.

Mr. Wells stated that the Cannabis Operators in New Jersey must get approved by the Cannabis Regulatory Commission (CRC). He outlined the vetting process that a business must go through to become approved by the CRC. Once that award is obtained, Cannabis Operations still cannot commence, and a license is still not granted until the facility is fully built out and inspected by the CRC, the employees are trained and effectively a dry run of the operation is conducted to ensure that everything in that application, at the State Level, is physically present and functional, in person. After this inspection is conducted and the facility has passed, that facility can commence plant touching operations. An additional level is in place as Elk Township has implemented a Local Licensing Process, which has similar requirements to the State License, meaning that on top of obtaining a State License, a Local License must be obtained as well. Once the applicant has obtained the Local License from the governing body, they are then able to the Planning & Zoning Board for Site Plan Approval.

Mr. Wells stated that Paul Ploskonka will give Operational Testimony for the facility.

Mr. Ploskonka stated that he agrees with Mr. Wells' summation of the licensing process and has received governing body approval from the Township of Elk for the proposed application, this application has been submitted to the CRC and is pending final approval pending Land Use approvals.

Mr. Ploskonka stated that he has been involved in the Cannabis Industry for over 10 years and has provided several services including consulting with multiple grows and processing centers over the country and the director of cultivation has multiple decades of experience on the books with credible multi state operators.

Mr. Wells referred to Exhibit A2 which shows the property in its existing condition.

Mr. Wells referred to Exhibit A3 which shows the proposed site plan.

Mr. Ploskonka gave an overview of what cultivation cannabis entails. He stated that employees would come off Buck Rd into the parking lot, through security and into locker rooms and then get checked in to go into their associated compartmentalized location on the premises. The Head House is where they would package products and all personnel from HR to the growing staff are located with lockers, break rooms and offices. The Head House is connected via corridor to the sealed, agricultural greenhouses where the cultivation staff manage multiple bays of flower and vegetative growth spaces.

Mr. Ploskonka stated that in the typical propagation of cultivation cannabis you take a genetic replica or clone from a plant that you have deemed safe that you would want to put forth as a product and you propagate those into clones, which you grow into a viable seedling. These are kept in a vegetative state until they are large enough to go into the final stage of flowering. This process is done in their sealed, agricultural greenhouse and once the product is mature enough to be cropped, it is cropped, brought down our corridor into our Head House and it is processed for curing and then sent for testing before it is distributed.

The products are housed in our DEA compliant vault, and the entire facility is compliant with the CRC's Security Plan.

All Products are kept on site until they are purchased by a distributor or a dispensary. No retail exchanges take place what so ever at this site, they will not be open to the public, it is strictly sales to distributors. No consumption or testing will happen on site as per their Standard Operating Procedures.

Mr. Ploskonka stated that the life cycle of the plant is 90 days from start to finish and is staggered throughout the facility so that plants are being grown and harvested at various stages simultaneously. There is a vegetative space that houses the smaller plants where they are coming up before they go into one of 3 flowering rooms where they finish.

Mr. Wells referred to Exhibit A5 which shows the floor plan for the Head House.

Mr. Ploskonka pointed out that the plants come into the Head House through the processing air lock into the harvest and processing room where they are trimmed before they go into a hanging state for curing in a secured air room. Once they are trimmed, they go back into the processing room to get bagged and then into the DEA compliant vault for storage until they are purchased.

Mr. Ploskonka stated that the building is completely sealed using a closed loop system for HVAC.

Mr. Wells referred to Exhibit A6 which shows the elevation of the Head House and what it will look like. It will have metal paneling with engineered 4" thick insulated panel within it as well as cavity backfilled insulation on the back of the metal exterior before that panel.

Mr. Wells referred to Exhibit A3 which shows the proposed site plan and an auxiliary drying room that might supplement the operations.

Mr. Ploskonka pointed out the existing garage on site to the Board, and stated that it is a metal pole barn type of structure and this may be used for auxiliary drying purposes.

Mr. Ploskonka stated that he would have no objection to providing a basic floor & elevation plan for this structure just to confirm what the structure looks like.

Mr. Ploskonka stated that the 3 Greenhouses are completely sealed, with a closed loop system for the plant centric air handling and HVAC system. These Greenhouses are comprised of insulated panels around the exterior with a completely glass glazed roof.

Mr. Wells referred to Exhibit A7 showing an example of what one of the Greenhouses would look like.

Mr. Ploskonka stated that yes, this is a generic photo of a Greenhouse which contains all glass walls and roof vents, the Greenhouses that they are proposing will not have those features.

Mr. Wells referred to Exhibit A8 showing the same structure but from the inside.

Mr. Ploskonka stated that yes, this is a plan from the manufacturer that they are going to buy the Greenhouse from.

Mr. Ploskonka stated that he would have no objection to providing a basic floor & elevation plan for the Greenhouses.

Mr. Ploskonka stated that the structure, roof and exterior of the Greenhouses are permanent and the interior rolling benches used for cultivation are mobile so they can be configured to the need. The floor plan is a flex space where they can put the growing racks wherever there is a need to accommodate the operation.

Mr. Ploskonka stated that he would have no objection to providing a racking operation plan would look like in the Greenhouses, knowing it is not representative all the time.

Mr. Wells referred to Exhibit A3 showing the pads to house that climate control system.

Mr. Ploskonka stated that these systems are done by a company called Bio Therm who is working with another large-scale producer in this area. This is a plant centric system that allows them to operate with different ways to generate their own CO₂ along with heating and cooling using boilers and chillers. These are then sent through air handling duct socks that put the air where they need it to climate control those spaces to ensure the plants are getting the CO₂, environmental temperatures or humidity that they need to thrive. This system is completely closed loop to run the HVAC independently

Mr. Wells referred to the existing residence on the property, an existing single-family house, on the plans.

Mr. Ploskonka stated that they do not want to demolish the home but instead use it for administrative offices. No plant touching operations will be going on in that house, just strictly supplemental office space.

Mr. Ploskonka stated that they would have no objection to providing photos of that space for the board's review.

Mr. Ploskonka stated that the power demand would be one megawatt of power consumption. They have already spoken with Atlantic City Electric who has given them the green light as this will not affect the grid and they are able to scale and use power as needed. A permit application has been submitted to ACE for a Phase 3 Tower to the property. Copies of that application and permitting will be provided to the Board when it is appropriate to do so.

Mr. Ploskonka stated that there are Par Sensors that can determine if the plants have received enough lighting to grow and hit targets that they need. There is supplemental LED lighting that is mounted within the Greenhouse and would turn off and on based on the sensors. The hours that the lights are to be on are controllable and the facility has complete blackout curtains that would be used to make sure there is zero light emissions from the facility. If the lighting was to be on, it should not be going past 7pm at night, but if the need was there for the lights, they would put up the blackout curtains.

Mr. Ploskonka stated that the water supply for the facility would be from a 4" well for domestic water use in the buildings and an 8" well that can provide enough water for the cultivation operations. There will be (2) 300-gallon water tanks that will be filled from the Reverse Osmosis treated water on a somewhat daily schedule. The daily usage of water between employees and watering schedules will be under 900 gallons. The permits will be provided to the Board for their review.

Mr. Ploskonka stated that one of the aspects that will allow the operation to reduce consumption is the use of a drip system that slowly drip emits so that the plants uptake can be timed so they will have the least amount of water runoff. The water runoff that does occur will be reclaimed and filtered through cake filters so it can be cleaned and reused within the facility. This process is an industry standard so you will know what the plants uptake is.

Mr. Ploskonka stated that there will be a Septic System on site and it has been engineered for the maximum amount that is needed for the largest scale operation. The plans will be recolored so that legibility will not be an issue when reviewing those. The permits will be provided to the Board for their review.

Mr. Ploskonka stated that they will be using dry nutrients from a company called Jack's. These nutrients come on a pallet and will be mixed in the facility so they can control the amount of nutrients that come in. By mixing this onsite it will reduce the environmental impact, reduce truck traffic and allows for hands on control with what is being fed to these plants. The nutrients that are being used are organic, supplemental nutrients. There is a large, stringent list of what this will pass or fail for regarding State testing from the CRC. These nutrients will be stored inside the facility.

Mr. Ploskonka stated that the 3 bays on the site will store compost, root balls, stems and anything that is deemed unusable with no THC will be mixed and chopped into composting piles.

Mr. Bach asked if the bays that will store this compost will be enclosed.

Mr. Ploskonka stated that no, the bays will not be enclosed.

Mr. Bach stated that this information contradicts what was said earlier that none of the cannabis will be on the exterior of the building.

Mr. Ploskonka stated that harvesting will be done mostly by hand with rolling hand trucks. After harvesting, they hang on drying racks for a few days before they are defanned and put in curing bins. After curing, they get trimmed for their final appearance before they are packaged.

Mr. Bach asked if the process of harvesting was done in the Greenhouse.

Mr. Ploskonka stated that no, it was done in the Head House, where there is a trimming space and a packing space.

Mr. Bach asked how the alternate drying area is going to come into play.

Mr. Ploskonka stated that within the Head House there are (2) 1600 square foot rooms for drying and curing. Those rooms will accommodate a large portion, but once they are at their third parcel of development, they will need to make the alternate space a drying building. An enclosed tractor or truck will move the product in bins, once it is harvested in the Greenhouse to the Auxiliary Drying Building to be hung for drying.

Mr. Bach stated that he is trying to clear up some inconsistencies regarding everything being a closed loop system and Greenhouses connected via corridors and no cannabis was outside and now he is hearing that composting is outside and now the cannabis from inside the Greenhouse must be moved in bins outside to the Auxiliary Drying Building.

Mr. Wells stated that this movement of cannabis will be done with a vehicle, no one is walking outside with bins.

Mr. Bach asked how they are getting the cannabis from the vehicle to the building.

Mr. Ploskonka stated that the bins that are used for curing are sealed airtight bins that would be stacked up on a golf cart and strapped down and driven via the roadway to the Auxiliary Drying Building, which is all in our fenced area with cameras. This is an extreme situation to be using this Auxiliary Drying Building and will only happen when the facility is all built out to the maximum capacity, and they need to use that extra building.

Mrs. Nicholson asked what the maximum capacity is.

Mr. Ploskonka stated that the State of New Jersey will only allow a maximum of 150,000 square feet of canopy cultivation.

Mr. Hughes stated that he is concerned when the cannabis is not being confined to a building and that is raising concerns.

Mrs. Nicholson asked for clarification regarding the entire warehouse is 228,000 square feet and the State of New Jersey will only allow a maximum of 150,000 square feet of canopy cultivation.

Mr. Ploskonka stated that the CRC defines the areas of where they are flowering cannabis as their canopy space, so locker rooms and break rooms will not count into that calculation.

Mrs. Nicholson asked what the maximum you can have in each of the Greenhouses to get you to that 150,000 square foot number.

Mr. Ploskonka stated that it would be around 60,000 square feet plus or minus in each Greenhouse.

Mr. Ploskonka stated that they have a drying capacity of 64,000 square feet in the Head House to accommodate one batch. There is another sealed Greenhouse with boilers, chillers and a water treatment area space to help operate that. They would have to look at how efficient they are managing their drying space with their cycle or look at the auxiliary building or they could visit building a space in that center plot.

Mrs. Nicholson asked if the drying space is represented on the plans as the shaded rectangles.

Mr. Ploskonka stated that the shaded rectangles on the plans are the chillers.

Mr. Afflerbach asked if the onsite drying facility could be included in the original plans instead of looking to build an offsite drying facility so that the transportation of the product outside of the building would not be a problem.

Mr. Ploskonka stated that they are willing to abandon the building because they are focused on the small parcel to get this done and the other building would be for future expansion when they get there, but that is a long way off.

Mr. Ploskonka stated that they are willing to keep all the cannabis operations inside of the building and the other building can be used for storage perhaps for the tractor.

Mr. Wells stated that they had submitted confidential security plans to the Elk Twp Police Department for their review, which included the location and types of cameras, detailed fields of view of those cameras, detailed security protocols and everything that the CRC as well as the Twp requires. The security plan was reviewed and approved as a part of the resolution of support.

Mr. Ploskonka stated that yes, the security plan was reviewed and approved by the Elk Twp Police Department.

Mr. Ploskonka stated all areas on site have either 180- or 360-degree camera coverage, all managers have remote panic buttons which will sound an audible alarm as well as call the police. There are also going to be security fences, license plate readers at the door, an armed guard on site, badge accessed doors along with other security measures that they have everything covered to satisfy the state's requirements.

Mr. Ploskonka stated that they are required by the CRC to have an 8' security fence to completely surround the facility and that is one of the Variances they are seeking.

Mr. Ploskonka stated that the camera footage will be accessible by the Elk Twp Police Department as well as the State Police and the data storage and backup is up to code required by the CRC.

Mr. Ploskonka stated that they are required to have backup power to make sure that those security systems remain operational , and they are doing that via a portable generator that is rented annually and on site and will show on the plans where that will be stored and hooked up.

Mr. Ploskonka stated that the State uses a system called the Metric that provides bar tags and scan codes for all products seed to sale from the grower to the consumer to track batches and any quality assurance issues that may arise. Every plant gets tagged and once that plant is turned into products, the tag will reflect all of the waste and all of the usable product that has been kept. The usable product will then go into packaging with sku numbers and their own bar code which will also backtrack the original plant tag so if there were any issues for testing or any concerns, that can be tracked and logged for quality control.

Mr. Ploskonka stated that there is no scenario that an employee can clip a couple of flowers off for themselves, stuff their pockets because the system would know by the weight, missing package, or by the inconsistency in the record that someone has tampered with the plant along with video monitoring of the premises.

Mr. Ploskonka stated that the plants do not produce the psychoactive items that make cannabis desirable until the end of their flowering cycle, so for the first 30 – 40 days it is not really usable. Once it is put into its flower stage and starts to produce resin glands it is then usable. At the end of its life cycle, it is only then deemed usable as a product for us. Using the tracking system, once it is desirable, harvesting takes place and it is then stored in the headhouse. Any of the desirable or usable products are stored within the DEA & CRC compliant rooms with detailed video and tag tracking. Every time a product is moved around throughout the facility, they know where it is, and the plant tags have RFID tags that can be scanned and locate a plant if an inspector needs to see something.

Mr. Afflerbach asked what they do with the trimmings/waste from the plants.

Mr. Ploskonka stated that the trimmings can be sold for processing or processed in house as there is still a percentage of THC that is on that, that can be extracted so it has value. It can be tagged as trim and be resold and still tied into the existing codes using Metric.

Mr. Bach asked if any of the trimmings ever go into the composting.

Mr. Ploskonka stated that no trimmings ever go into composting.

Mr. Bach stated that there is a requirement of the Elk Twp Ordinance that no outside storage of any cannabis, cannabis products, or any cannabis related materials shall be permitted, so stems from a cannabis plant is a cannabis related material.

Mr. Ploskonka stated that the State of NJ says that it is no longer considered cannabis when it is ground up and mixed with dirt, it is defined as a destructive way to dispose of it.

Mr. Bach stated that it is a cannabis related material.

Mr. Ploskonka stated that they did have green waste bins on the original plans a long time ago and they are locking bins that allow you to put material that is deemed unusable in that bin for a 3rd Party to collect and dispose of.

Mr. Ploskonka stated that he is agreeable to use these green bins to ensure that compost and green waste are stored in an enclosure.

Mr. Bach stated that the applicant has already agreed to on his application materials that there will be no outdoor storage of any cannabis, cannabis products, or any cannabis related materials, so the waste that is being discussed is cannabis related materials that could have odor generation. This ordinance does not permit the outside storage of cannabis related materials.

Mr. Wells stated that they believe that those are not cannabis related materials.

Mr. Bach stated that he is going by the plain wording of the Twp Ordinance referring to cannabis related materials.

Mr. Wells stated that the legal definition says that it is now longer a cannabis related material once it is destroyed in this way.

Mr. Bach stated that he disagrees with that.

Mr. Wells stated that he understands and in order to address that disagreement, that the applicant will compost in the sealed, green bins that were referred to earlier instead of composting outside.

Mr. Bach asked how odor control is done on the green bins.

Mr. Wells stated that he has another expert waiting to testify about the odor control.

Mrs. Nicholson asked where the green bins would be located.

Mr. Bach stated that this will be outside of the facility, but rather than open, they will be closed, green bins.

Mr. Wells stated that they will provide operating information on the generator as well as the location.

Mr. Hughes asked why they are dealing with large portable generators instead of natural gas generators that are already on site.

Mr. Ploskonka stated that it is budget permitting to rent the generators for this first year.

Mr. Ploskonka stated that they are looking at 20 employees and their hours of operation would be between 6:30/7am for personnel to arrive and the last person leaving would be 7:30/8pm. Some shift workers would double up so that there would be 2 smaller shifts and some shift workers would do a full day. The days of operation are Monday through Saturday and only critical infrastructure people are permitted to work on Sunday.

Mr. Ploskonka stated that there are just over 48 parking spaces, which is for shift change and they are compliant over and above what the Elk Twp Ordinance requires for parking spaces.

Mr. Ploskonka stated that they are anticipating about 6 delivery trucks per week and the largest vehicle, being a SU40 Box Truck, will be delivering to the site.

Mr. Ploskonka stated that there will be about 3-5 shipments out of the facility per week and depending on what the purchasing party is requiring, they could have Sprinter Van, a Brinks Truck or a regular Box Truck making those deliveries and no Tractor Trailers are anticipated.

Mr. Ploskonka stated that there will not be any overnight shifts.

Mr. Ploskonka stated that they are not permitted to dispose of any cannabis products or anything that is legally considered cannabis that is regular waste. The cannabis products that are absolutely unable to be used are ground up and mixed with dirt so they are deemed unusable, this process is the industry standard.

Mr. Ploskonka stated that he feels that the material bays should be full enclosure and secured with lock and key.

Mr. Ploskonka stated that he does not anticipate that they will generate a lot of regular waste from the employees and that will be contained in a general 10-yard dumpster, which will be hauled away by a 3rd party. They will not be producing any hazardous waste or anything that requires NJDEP permitting. A location for the trash enclosure will be provided for review.

Mr. Bach asked if the compost for the unusable cannabis which will be mixed with dirt, that is now going to be enclosed and under lock and key, if these bins will have the same odor control that will be utilized within the other parts of the facility.

Mr. Wells stated yes, and this will be explained later in the hearing.

Mrs. Nicholson asked where this compost goes.

Mr. Ploskonka stated that a 3rd party hauls it off to landfills.

Mrs. Nicholson asked if it receives a manifest.

Mr. Ploskonka stated that it does not require a manifest, it will be logged into the Metric System as a disposal.

Mr. Ploskonka stated that the existing house will be utilized as an auxiliary building and they might use it for personal or office space, but they have space allotted in the head house already for office space.

Mr. Bach asked how they were going to document commercial parking at the residential building.

Mr. Ploskonka stated that there is a gravel lot already there with some paved space, but they can provide a detail for the paved space and parking.

Mr. Bach stated that they will need to provide an ADA disability along with other items. If it is just going to be used for office purposes, no loading information will be needed, but the Engineer and Planner have no information on this building.

Mr. Wells stated that they will provide the information needed for that building.

Mr. Goetsch asked if there is access inside the building to dump the materials inside of the green bins now that they have been moved into the building or are they still being taken through the greenhouse and dumped or through the parking lot.

Mr. Wells stated that the materials will still be taken through the parking lot. It would be up to the Township as to how they interpret the Ordinance. A supplemental narrative will be provided as to how the materials will be moved from the building to the sealed enclosure.

Mr. Ploskonka stated that all of the trimming and processing is done in the head house and there is a set of double doors that will lead from the head house to the loading area where there will be a green waste container. The employees will come out of the head house through the double doors into the loading area and dump the waste into the green waste container and then lock the container back up.

Mr. Bach asked if the employees were exiting the facility with open containers of cannabis related materials.

Mr. Ploskonka stated that the containers will be sealed and then open those containers and dump into the green waste container.

Mr. Bach stated that method is raising concerns because that is going against Twp's Ordinance.

Mr. Ploskonka stated that the cannabis has been rendered useless.

Mr. Bach stated that the applicant is not asking for relief from this issue.

Mr. Wells stated that the Board's interpretation of the Ordinance deviates on how the law interprets cannabis and unusable cannabis.

Mr. Ploskonka stated that he would not have any objection to revising the internal floor plan and keeping the green storage containers in the head house until such time that they are taken off site. The floor plans will be revised to show where the green storage bins will be taken from and stored such that the only time, they are outside will be when they are taken off site.

Mr. Bach asked if all cannabis operations shall be conducted within the building and no operations shall be conducted outside and that no outside storage of any cannabis, cannabis products or cannabis related materials shall be permitted.

Mr. Ploskonka stated yes, he agrees to this and they will comply with the Elk Township Ordinances pertaining to Cannabis.

Mr. Peterson asked if the applicant foresees any trucks lining up waiting to be delivered or overnight deliveries parking out front or is it always daily operations.

Mr. Ploskonka stated that there will always be someone to see them through into the site and only during the day. The only time that this could possibly happen is if it were an Amazon delivery.

Mr. Gaulrapp, Site Civil Engineering Expert referred to Exhibit A2 and stated that it is an 83.6-acre parcel with a single frontage to the East on Buck Rd. This parcel has various constraints which they will have to work around. The shaded areas in various locations are ponds or wetlands associated with the ponds. To gain access to this site there is a paved/gravel single access driveway off of Buck Rd which they will improve. There are wetlands both North and South of that driveway and to minimize impacts to those environmentally sensitive areas, they are opting to keep that driveway at a similar width to what is there. Six single unit vehicles would access the site per week, so there would be very little opportunity to have opposing trips that would conflict with each other because the driveway would only be wide enough for a one-way drive.

Mr. Bach stated that the one-way drive aisle was never represented as being one way on the plans/application.

Mr. Gaulrapp referred to the next exhibit and stated that it is not one way. To avoid filling the wetlands, they can put in a driveway which would accommodate one way of traffic but that doesn't mean it is a one-way driveway, vehicles would have to come in and then egress. The egress movement would have to be controlled by an employee so that if a truck or passenger vehicle were to be coming in, the vehicle leaving would have to wait to egress because there is only enough width here for one direction of traffic, but it is two way.

Mr. Bach stated that this point of relief was not stated in their application materials and Elk Township's Ordinances require 2-way drive aisles, accessing a parking facility and also for loading.

Mr. Gaulrapp stated that they would be asking for this relief on a waiver.

Mrs. Nicholson asked if this were a design waiver or a variance.

Mr. Bach stated that this is a design waiver and he had not discussed this in his review letter as he just now realized this as brought forth by testimony by Mr. Gaulrapp and he would not be inclined to recommend to the board to provide any design waiver that did not have 2 way traffic based on the number of employees, operations and access for emergency vehicles.

Mr. Gaulrapp stated that there are plenty of County roads that have only the width for a smaller bridge to account for one passable vehicle at a time.

Mr. Bach asked if they were approved by the Elk Township Planning Board.

Mr. Gaulrapp stated that they were not but that is not unusual based on the trips they were discussing here for 20 employees plus 6 delivery vehicles per week. The employees would all be coming in and leaving at the one time.

Mr. Afflerbach asked Mr. Bach if there was a bad fire and people needed to leave and fire trucks were coming in, should there be 2 lanes.

Mr. Bach stated that the Elk Township Ordinance requires that, so he is not inclined to recommend a design waiver of not having 2-way drive aisle access to the site. The applicant can request this, but he is providing his opinion that this is not an appropriate waiver to be granted.

Mr. Gaulrapp stated that the hatched areas on the exhibit are wetlands or ponds and the band that is around it is what they believe to be the 50-foot transition area. There are also wetlands on the North side and they had just heard yesterday from the State DEP because the LOI is still pending, that this will be considered as State Open Water and will not any buffer. This makes the widening of this driveway a little more palatable, but that will have to be investigated with the DEP once they apply for permits. The LOI is just an acknowledgement by the DEP as to the location and value of the wetlands.

Mrs. Nicholson asked if the driveway can be located within the transition area.

Mr. Gaulrapp stated that the driveway is there and there is a unique constraint where they have no opportunity to avoid impacting the wetlands as the entire frontage is constrained by the large wetland, so they are opting to try to use the existing driveway. They are trying to minimize the impacts to the wetlands by doing a more narrow driveway which would require relief from the design standards of the Township so that it can accommodate 2 directional traffic. This is based on the area of fill that is permitted by the State, which is a ¼ acre. They will have to see how they can do this and not be over the .25-acre threshold.

Mr. Gaulrapp stated that there will be 4 Stormwater Basins and showed there locations as well as the Septic and Well on the exhibit. All of these items meet or exceed the minimum setback requirements that are required.

Mr. Gaulrapp stated that because this site is within the Cannabis Facility Overlay area, there are some special setback requirements. He referred to the exhibit and stated that the entire perimeter of the site requires a 100-foot buffer and in addition to that they have to establish a yard setback. On the southerly boundary, there is a side yard which requires a 150-foot setback for any permanent structure. The only structure for which they need relief is for the existing dwelling, which will be used for administrative office. This structure is a little over 90 feet from the property line, it encroaches a little bit into the buffer and entirely into the side yard setback, which is shown as a negative yard setback. They are required to have 13 loading spaces but they are proposing 3 loading spaces which is justified by this unique operation.

Mr. Gaulrapp stated that they are not clearing any wooded areas and therefore would not require compliance with the Township's Tree Removal Ordinance.

Mr. Gaulrapp referred to Exhibit A10 and spoke about the landscape buffer. He pointed out a staggered row of double evergreen plantings that the ordinance requires for those gaps in the woods. The applicant would plant 692 evergreens at a height of between 6-8 feet at planting which would comply with the Township's Landscape Buffer requirements.

Mr. Gaulrapp referred to Exhibit A3 regarding site lighting. He stated that they are proposing free standing lights immediately adjacent to the drive aisles, employee parking and pedestrian walkways to provide the minimum standard for light levels. This site is so large that they will have no issue with spillovers onto adjacent property lines or out onto the roadway. The lighting plan is conforming with the Township's lighting plan.

Mr. Bach stated that there are no lights on the main access drive coming off of Buck Rd.

Mr. Gaulrapp stated that they would comply with providing incremental lighting especially coming off of Buck Rd and along that main access drive to get to the facility.

Mr. Gaulrapp stated that they would provide appropriate lighting on the existing structure to be the administrative office as well as a handicap parking spaces per ADA compliance.

Mr. Gaulrapp referred to the exhibit stated that there would be a sliding gate and the fence around the rest of the perimeter would be 8 foot high, which would require relief. The fence would not have razor wire as depicted on the exhibit. They will address the fence to go around the administrative office instead of a separate gate

Mr. Ploskonka stated that there is an attendant that sits at the gate with license plate readers that can identify common license plates that have been there before and cars will only be admitted entry by a manned push button. An Amazon delivery would have to be dropped off at the gate or drop box after hours, no one is gaining entry without appropriate access.

Mr. Wells stated that they are not proposing advertising signage as they are not open to the public.

Mr. Gaulrapp stated that there will be stop control signage at the egress onto Buck Rd and any additional signage needed for circulation within the site, loading and unloading and parking.

Mr. Gaulrapp stated that in Mr. Bach's September 12, 2025, review letter there was a requirement to put fencing around the bio retention basins. He asked if that was a code requirement or a suggestion.

Mr. Bach stated that he believes this is a code requirement in Elk Township and if it is not, it is a strong suggestion for site safety.

Mr. Gaulrapp stated that he will discuss this with Mr. Ploskonka and he added that there are a number of ponds on site that will not have any fencing, where these being discussed are dry basins.

Mr. Bach asked if they are proposing that 3 of the 4 bio retention basins will be inside of the security fence to which Mr. Gaulrapp stated yes.

Mr. Bach asked if they would provide fencing around the one bio retention basin that is not inside of the secure fencing.

Mr. Gaulrapp stated that they are amenable to that.

Mr. Gaulrapp stated that they will comply with the comments from the September 12, 2025, review letter.

Mr. Hughes stated that it would be helpful to locate and show on plans the existing potable well and septic system for the existing house on the site.

Mr. Wells stated that they will add those items to the plans.

Mr. Hughes asked what materials the access road is constructed of starting at Buck Rd and going back to the proposed buildings.

Mr. Gaulrapp stated that there is minimal paving with gravel on the access road as of today which will be improved very similar to a county road with 6 inches of bituminous asphalt and the first layer to go in will be the compacted DGA which is a well graded stone. The driveway will be 12 inches thick. The employee parking will be of a lighter standard.

Mr. Hughes asked why we aren't speaking about making the access road the width of what it needs to be.

Mr. Gaulrapp stated that it sounded to him that they did not have a choice but to make the access road into a 2-way road.

Mr. Bach stated that the applicant has indicated through application and testimony that they will get all required NJDEP approvals associated with the wetlands, not only for the delineation but any other approvals they might need to accomplish this development.

Mr. Afflerbach asked if the variance that is being asked for is for the existing house and the side setback.

Mr. Wells stated that yes, this is what is being asked for regarding the variance.

Mr. Bach stated that in the Elk Township Ordinance the yards are being measured from the end of the buffer.

Mrs. Nicholson moved to pause the meeting, seconded by Mr. Hughes.

With all members in favor, the motion was carried.

Mrs. Nicholson moved to reenter the meeting, seconded by Mr. Richardson.

With all members in favor, the motion was carried.

Mrs. Grasso, Traffic Engineer, stated that she has prepared the Traffic Impact Study. This facility is proposing 20 – 22 employees which would mean 11 employees per shift and 6 trucks per day and developed the trip rates of 12 in and 12 out in the morning and the same in the pm. The spaces provided are 40 spaces when only 20 spaces are required. The facility exceeds what is needed but not excessively. The 3 truck loading spaces that are proposed are sufficient when there will be only 6 trucks per week.

Mr. Bach asked if there will be trucks that will stay at the facility and if so where will they be parked.

Mr. Ploskonka stated that they have no use for trucks on site except a third-party truck to take the products off site for distribution or to a retailer. No trucks will be parked on site, only employee parking.

Mr. Hughes asked what time of the year the traffic study was done.

Mr. Ploskonka stated that they would agree to post signs stating no 18 wheeler tractor trailers permitted on the premises.

Mrs. Grasso stated that the traffic study was done between February 17, 2025 and February 21, 2025.

Mr. Hughes asked if she is aware of Lake Garrison is just down the street and it is a very busy seasonal place as well as having farming operations around the site. He states that it escapes him why the traffic study wasn't done during other times of the year to accommodate the agricultural traffic and Lake Garrison traffic.

Mrs. Grasso stated that she was aware of Lake Garrison traffic as well as agricultural traffic. NJDOT requires that you only take traffic counts during the school year and never on a holiday week. They must comply with their rules to do a traffic study. The main entrance is under the jurisdiction of the county, and they will review this information, and a permit will need to be obtained from the county.

Board Solicitor Brandon DeJesus swore in John Flanagan an HVAC Contractor and Derek Stucki an Odor Control Professional.

Mr. Stucki stated that he owns Cannabusters Company who provides odor mitigation/elimination for the cannabis industry. He has been in the odor control industry since 2016 and started in industrial waste. He explained where cannabis odors come from. When the odors from the cannabis plant are tested, his product will eliminate over 98.5% of the odors without any downstream fragrance. The product is deployed outside by atomizing the product through a high-pressure system with nozzles that break that water into tiny droplets to facilitate contact between the product and the DOC's that are surrounded in the exhaust. They also do perimeter treatment to eliminate any odors. Internally we have a scrubber that when put in line with the HVAC system will eliminate all odors well above 99% within that airstream and is recycled into the house air. The droplets that are deployed outside do not stay in droplet form very long, and 10 feet from where they are fogging it has dissipated into the air with no visible concern or mist onto the ground. This system is currently installed in 3 different installations in NJ and over 200 installations around the country. A facility in Vineland is now using this system for supplemental mitigation for a completely enclosed cultivation facility after there was an odor issue. The perimeter was treated, and the problem was resolved. The system is comprised of a pump on a stand with a tank connected to high pressure tubing. The water tanks will need to be refilled and that level is monitored by a sensor to ensure that the tank does not run out of water. The material is shipped as a powder that is then added to the drum or tote to be mixed with water. Odor is being monitored within the facility as well on the property lines with repeaters lined up with prevailing winds looking for the same odor profile so that the operator has a daily email log of the sensor data. That data can also be pulled up if there is a complaint on a certain day. It is the applicant's intent to deploy this system on any points of ventilation, exhaust fan or any point where there is a potential for odor to be released related to cannabis. The actual chemical is proprietary, but it is as safe as rain and can be safely sprayed into the mouth. The product is EPA regulated and no permits are required by the NJDEP to deploy this product. The exhaust fans from the other facilities using this product are without carbon because if you put a carbon filter on a greenhouse exhaust fan it limits your airflow by about 50% and significantly impacts your operation.

Mr. Wells stated that any air that is going to be pushed out of the facility will be equipped with this system, and the system can be deployed on to any other areas on site that may need supplemental mitigation.

Mr. Flanagan, HVAC owner/operator, whose business works primarily in healthcare and pharmaceutical environments such as Inspira, Virtua, Cooper and Penn Medicine. The headhouse HVAC design is calling for 17 units and each unit would have a prefilter that is 60% efficient, and a final filter that is 82% efficient with minimal outside air as required by code which is why they do need exhaust. It is a supply return system with minimal outside air and anything that does go out will go via the 2 exhaust fans or the hood. The exhaust fan will have nozzles to atomize the fluid at high pressure, turn to a vapor, mix with the cloud and negate the odor. Any air exiting through the exhaust will be treated that way. This is a 2-part process of the filters capturing the odors while the secondary system neutralizes it. Carbon impregnated filters will take out the odors. The first line of defense will be the dusting filters, which are 2-inch carbon impregnated pleats that are 60% efficient and then the additional filters are carbon impregnated 4 inch filters. These filters can be layered as the need arises.

Mrs. Nicholson asked how long a filter lasts.

Mr. Flanagan stated that it depends on dust, pollen and things like that in the outside air. These filters will not last long in the Spring and Fall. The units will have monitoring and when a pressure loss is noticed the filters will be changed. In the spring and fall the filters could be changed once a month but, in the summer and winter, the filters could be changed every 2 months. Logs will be kept regarding the changing of the filters.

Mr. Flanagan stated the greenhouses will work the same way regarding exhaust systems.

Mrs. Nicholson asked how many points of monitoring will there be around the perimeter.

Mr. Stucki stated that there will be one monitor on each side, so 4 monitors, with 24/7 empirical monitoring with data that can prove what odor reached the property line at all points in the day any day of the week.

Mrs. Nicholson asked if there is any potential for the odor to get past the monitors as there is quite a long distance on that one side, is one point enough to capture the odor and detect it.

Mr. Stucki stated that if he measures how much odor elimination, he is getting 10 feet from an exhaust fan and they are eliminating 98% of the odor that close, then he is confident that the monitors will pick up any odors away from the building.

Mr. Bach stated that the Zoning Official will be notified if any of the residents have an odor issue which will then prompt an investigation into the odor control of the facility.

Mr. Hughes stated that the applicant might want to look into adding additional monitoring points on the long side of the property.

Mrs. Nicholson asked if they are able to add additional monitoring points if there was an inquiry.

Mr. Stucki stated that the monitors could be mounted on a fence or pole and since the property is much larger than the grow facility, they could move the monitors closer to the facility. The monitors are wireless and cost about \$10,000.00 each.

Mrs. Nicholson asked how long they need to store the data.

Mr. Ploskonka stated that the security data needs to be stored for 30 days.

Mr. Stucki stated that the data is stored and then sent to the operator to determine how long this data is stored.

Mr. Lucas moved to adjourn this application to October 15, 2025, seconded by Mr. Hughes.

With all members in favor, the motion was carried.

Roll Call Vote									
Committee	Aye	Nay	Abstain	Absent	Committee	Aye	Nay	Abstain	Absent
Goetsch	Y				Smith	Y			
Hughes	Y				Wolf	Y			
Lucas	Y				Peterson (Alt. 1)	-	-	-	-
McKeever	Y				Swanson (Alt. 2)				A
Nicholson	Y				Afflerbach (Chair)	Y			
Richardson	Y								

For: 9

Against: 0

Abstain: 0

9-0-0

Mr. Lucas moved to enter the General Public Portion of the meeting, seconded by Mrs. Nicholson.

With all members in favor, the motion was carried.

Ethel Ashenfelter, 787 Clems Run asked what the pipes are for that are on the corner of Aura Rd and Whig Lane.

Mr. Bach stated that those pipes are for the New Jersey American Water, Sewer and Water project for the Aura 3 and Silvergate Developments. The pipe will go on Aura Rd and then Whig Lane towards Rt. 55. The water tower will be near Rt. 55 adjacent to the apartments that will be built.

John Staub, 841 Clems Run asked about his variance application.

Mr. Bach asked if Mr. Staub could wait until after the hearing to speak with, he and the Solicitor, they can give him some good direction on his application.

Rod Wall, 131 Stockton Ct asked when the Master Plan will be looked at.

Mr. Bach stated that the Twp Committee is looking into the Master Plan and whether it will be a full Master Plan Analysis or a Master Plan Reexamination. The meeting to go to with questions regarding the Master Plan will be the Twp Committee.

Bill Davis, 802 Buck Rd asked what a Cannabis Overlay Zone is.

Mr. Bach stated that you have underlining zoning, and you are allowed to do overlay zoning over that if the applicant is able to meet certain conditions. Elk Twp has a Cannabis Overlay Zone that is where Cannabis Cultivation facilities and manufacturing is permitted if you meet the conditions. Elk Twp Committee adopted this Cannabis Overlay Zone. Any ordinance can be changed but an ordinance that is in place at the time of submission of a complete application is the ordinance that is what the application is judged on.

Tom Huntsinger, 1066 Elk Rd asked if this Cannabis Overlay also includes dispensaries.

Mr. Bach stated that the Cannabis Overlay Zone only permits the Manufacturing and Cultivation of Cannabis. This is the only Cannabis Overlay Zone in the Township.

Rod Wall, 131 Stockton Ct stated that the residents within 200 yards of this zone had never received notice that this was being done.

Mr. Bach stated that the Ordinance was introduced by the Township Committee and referred to this board for consistency with the Master Plan at a public meeting and was advertised for a public hearing and did not require the same notice of a Land Use Application or a Redevelopment Designation. It is equivalent to the same notice that is given for a Master Plan Reexamination, no individual notice to residents is needed to be given.

Mrs. Nicholson moved to close the General Public Portion of the meeting, seconded by Mr. Goetsch.

With all members in favor, the motion was carried.

Adjournment:

Mrs. Nicholson moved to adjourn, seconded by Mr. Goetsch.

With all members in favor, the motion was carried.

Adjournment time: **10:51 pm**

Respectfully submitted,

Ann Marie Weitzel, Board Secretary