

# Township of Ocean Planning Board Meeting Minutes

June 3, 2021

Prepared by Ashley Harper

## **Start Recording: 7:00PM**

Chairman Lippincott calls the meeting to order, followed by The Pledge of Allegiance.

NJ Open Public Meetings Act read by Mrs. Clune: Pursuant to the provisions of New Jersey open public meetings act the notice of the meeting has been properly provided by sending copies of the notice of the meeting to the Asbury Park Press and the Press of Atlantic City. Notice was posted on a bulletin board in the administration building.

## Roll Call

Robert G. Beck: Here

Nicholas Bonamassa: Here

Shawn Denning, Jr.: Yes

Lydia Dodd: Here

Paul Kavka:

Dr. Ben LoParo: Here

Donald Lippincott: Here

John Petrosilli: Here

Aaron Shapiro: Here

William T. Sneddon: Here

Rita Sweeney:

Mrs. Clune: Let the record reflect that the professionals present this evening are Ryan Yost from Haines & Yost, Jason Worth, engineer from T&M Associates.

**Approval of Meeting Minutes for May 6<sup>th</sup> 2021; Skipped.**

**Approval of Bills:** Motion to approve made by Mr. Shapiro, seconded by Mr. Beck.

## Roll Call

Mr. Shapiro: Yes

Mr. Beck: Yes

Mr. Bonamassa: Yes

Mr. Denning: Yes

Ms. Dodd: Yes  
Dr. LoParo: Yes  
Mr. Petrosilli: Yes  
Mr. Sneddon: Yes  
Mr. Lippincott: Yes

**Correspondences attached, No informals, No old business.**

**Resolutions- Resolution NO. 2021-03-PB Docket No. 02-20-PB, Robert B. Lange, Jr. 16 Keelson Drive (corner of Keelson Drive and Tiller Drive) Block 109 Lot 1.03; Minor Subdivision.**

**Motion to Approve:** Motion to approve made by Mr. Denning, seconded by Mr. Beck.  
All in favor.

Roll Call

Mr. Denning: Yes  
Mr. Beck: Yes  
Mr. Bonamassa: Yes  
Mr. Petrosilli: Yes  
Mr. Lippincott: Yes

**New Business: Ordinance No. 2021-12; An Ordinance of the Township of Ocean, County of Ocean, State of New Jersey, Establishing Chapter 125 of the Township of Ocean Code Entitled “Cannabis Establishments, Distribution and Delivery Services Prohibited.”.**

Discussion: Mr. Beck comments that the commission has the option if they don't approve the ordinance, that automatically by August 15<sup>th</sup> you will be basically enrolled / opted in, so if you do not do anything you are bound for 5 years.

Mr. Worth notes, State law mandates township some type of action to allow it or prohibit it by August this year. If not, you cannot make any new rules for 5 years. By prohibiting it this time it gives the municipality a chance to see what other rules and regulations come into play with state, because they are still some unknown.

Dr. LoParo notes, that we can regulate it a lot more this way too, that the state can pass something, but we can regulate how many where and who and when it comes in. We have discussed that we do not want smoking lounges, no free samples, and we have discussed only growing in side, in an indoor facility, if we do allow we have discussed only west of the parkway, nowhere near people.

Mr. Denning – notes his thoughts, from a planning perspective of the township, that a thriving marijuana industry in Ocean Township makes a lot sense financially. 2 percent of an average smoke shop that I've spoken to, brings in 8 to 10 million dollars of sales per shop, if you have one or two of them you are talking hundreds of thousands of dollars in local municipality, can help pay for teachers, policeman, etc.

Board members continue discussion about cannabis establishments.

**Motion to open to public comments** – Motioned by Mr. Denning, seconded by Mr. Shapiro. All in favor.

No public comments – No one came forward

**Closed to public discussion-** Motioned by Mr. Shapiro, seconded by Mr. Denning. All in favor.

Roll Call

Mr. Denning: Yes

Mr. Shapiro: Yes

Mr. Beck: Yes

Mr. Bonamassa: Yes

Ms. Dodd: Yes

Dr. LoParo: Yes

Mr. Sneddon: Yes

Mr. Petrosilli: Yes

Mr. Lippincott: Yes

Chairman Lippincott notes again for the record, **Motion to open for public comments from the general public**, motioned by Mr. Denning, seconded by Mr. Lippincott. All in favor

No public comments – No one came forward.

**Motion to close for public comments**, motioned by Mr. Denning, seconded Mr. Shapiro. All in favor.

**Motion to adjourn-** motioned by Mr. Denning, seconded by Mr. Sneddon. All in favor.

**End of recording at 7:19PM.**

**Next scheduled meeting will be July 1, 2021 at 7:00PM.**

