

**NORTH BRUNSWICK PLANNING BOARD
710 HERMANN ROAD, NORTH BRUNSWICK, NJ
DECEMBER 3, 2024**

MINUTES

This meeting was held in the Municipal Court Room

THOSE PRESENT

MR. ZANGARA
MR. MELANSON
MS. HUTCHINSON
MS. MALVONE
MR. VIGNA
MR. BROOKS

JANICE LARKIN, BOARD SECRETARY

CHAIRMAN ZANGARA CALLED THE MEETING TO ORDER AT 7:31 P.M.

MINUTES

SEPTEMBER 10, 2024

MEMORIALIZATIONS

NEW APPLICATION

NBTOD ASSOCIATES, LLC PHASE 1G, BUILDING L-2
2300 US ROUTE 1 - TOMU DISTRICT
BLOCK 141, LOT 43
AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN AND
AMENDED PRELIMINARY AND FINAL MAJOR SUBDIVISION APPLICATION

PETER FLANNERY, ESQ., APPEARED FOR APPLICANT
COLIN BADGLEY, REP. HOLISTIC INDUSTRIES, SWORN
NICHOLAS VERDERESE, TRAFFIC ENG., DYNAMIC TRAFFIC, SWORN
MIGUEL SIMENTAL, ARCH., SWORN
MITCHELL ARDMAN, ENG., SWORN
MIKE MCQUENY, ESQ., REGULATORY ATTORNEY FOR HOLISTIC INDUSTRIES, SWORN

EX. A-1 PHASE PLAN
EX. A-2 COLORIZED DIMENSION PLAN
EX. A-3 RENDERING OF ARCHITECTURAL SIDE OF THE BUILDING
EX. A-4 DIMENSION PLAN

8:30 P.M. APPLICATION OPENED TO PUBLIC COMMENT

1. DIRK RUSSELL 53 AUDLEY STREET
NOT HAPPY WITH THIS USE
MANY QUESTIONS REGARDING:
WHAT IF PEOPLE BUY AND RESELL PRODUCTS?
HOW MANY OUNCES PER TRANSACTION/PER DAY?
ARE DISPOSALS RECORDED?
BAR-CODING?
CUSTOMERS LOITERING IN AREA WHILE USING PRODUCTS?
VERY CLOSE TO RESIDENTIAL PROPERTY, DOES TOWN NEED ANOTHER
DISPENSERY?
WHAT IMPACT WILL A DISPENSERY HAVE ON PROPERTY VALUES?
HOW DOES ANOTHER CANNIBAS STORE BENEFIT THE COMMUNITY?

MS. FITPATRICK NOTED THAT CANNIBAS DISPENSERIES ARE HIGHLY
REGULATED AND MONITORED BY THE STATE.
BOARD CHAIR ZANGARA EXPLAINED PLANNING BOARD'S ROLE IN DECIDING
THESE APPLICATIONS.

MR. MCQUENEY ANSWERED MANY OF THE QUESTIONS REGARDING THE
BUSINESS AND STATE REGULATIONS.

2. VENCATA PEDDITI 37 GREEN STREET
NOT IN FAVOR OF THIS USE HERE
THIS USE WILL NOT BRING VALUE TO THE COMMUNITY
THERE ARE CHILDREN IN THIS AREA
RESIDENTS WERE NOT MADE AWARE OF THIS
3. PHALGUN PENDYALA 49 GREEN STREET
THIS BUSINESS IS IN WALKING DISTANCE OF NEIGHBORHOOD KIDS
NOT IN FAVOR IS THIS USE HERE. WHO CAN RESIDENTS TALK TO ABOUT
THIS.
RESIDENTS WERE NOT MADE AWARE OF THIS USE HERE OR THE COUNCIL
MEETINGS WHEN IT WAS DISCUSSED.
MR. MELANSON FURTHER EXPLAINED THE RESPONSIBILITIES OF THE
PLANNING BOARD AND THAT ALL MEETINGS ARE PUBLICALLY NOTICED.

9:05 P.M. APPLICATION CLOSED TO PUBLIC COMMENT (MELANSON, HUTCHINSON)

-CHAIRMAN ZANGARA QUESTIONED SIGNAGE
MR. MCQUENEY NOTED THAT SIGNAGE IS REGULATED BY STATE, ONLY NAME OF
BUSINESS CAN BE ON ANY SIGNS AND THE WINDOWS WILL BE FROSTED.
-MS. MALVONE QUESTIONS IF APPLICANT HAD ANY CRIME STATISTICS FROM
OTHER BUSINESS LOCATIONS? NONE WERE AVAILABLE.

MOTION TO APPROVE APPLICATION OFFERED BY MR. VIGNA AND SECONDED BY MS. HUTCHINSON. ALL PRESENT VOTED IN FAVOR, APPLICATION APPROVED. (MR. MELANSON AND MS. MALVONE STATED THEY WERE NOT IN FAVOR OF THIS USE BUT ACKNOWLEDGED THAT THEY HAD NO CHOICE BUT TO VOTE YES DUE TO PLANNING BOARD LAWS REGARDING THE APPLICATION WHICH WAS BEFORE THEM.)

9:16 P.M. MEETING OPENED TO PUBLIC COMMENT

9:16 P.M. MEETING CLOSED TO PUBLIC COMMENT (MR. MELANSON; MS. MALVONE)

9:16 P.M. MEETING ADJOURNED (MR. MELANSON; MS. HUTCHINSON)