

**Town of Phillipsburg
Planning Board Meeting
535 Heckman Street
Minutes for Aug 23, 2018**

Vice Chairman Zwicker called the meeting to order at 7:05 pm and led the meeting with the Pledge of Allegiance. Vice Chairman Zwicker read the Open Public Meeting Acts Statement. Those Present were: Mayor Stephen Ellis, Councilwoman Degerolamo, Vice Chairman Keith Zwicker, David P. Morrisette, Jennifer McBride, Dominick Vangeli, and Darren Bodogh. Also in attendance were William Mandry, Planning Board Attorney; Ms. Angela Knowles, Planner; and Ms. Charee Carney, Recording Secretary.

Minutes

Ms. McBride motioned to approve the minutes and Mr. Morrisette seconded. The motion carried with abstentions from Councilwoman Degerolamo and Mr. Vangeli.

Resolution

Mr. Bodogh motioned to accept the Barrymore resolution and Mayor Ellis seconded. The motion carried with abstentions from Councilwoman Degerolamo and Mr. Vangeli.

Attorney Mandry announced that Lopatcong approved the resolution for the I-78 Logistics Park last night. The information for the resolution was confirmed by the attorney for the applicant Susan Rubright. The recommendation from the Planning Board for the ordinance discussed at the previous meeting regarding parking for the I-78 Logistics Park was presented to Council.

Ms. McBride motioned to approve the resolution for Case 15-004 I-78 Logistics Park and Mr. Morrisette seconded. The motion carried with abstentions from Councilwoman Degerolamo and Mr. Vangeli.

New Business Case # 18-004 Green Street Subdivision

Ms. McBride motioned to deem the application complete and Mr. Zwicker seconded. The motion carried.

Attorney William Edleston presented the applicant and stated that this will be a clean application and they are requesting a subdivision. Mr. Andrew Maccury?? was sworn in for testimony. He said that he would like to subdivide his residential property into two. There are no variances required. There were no questions from the board or the public.

Ms. McBride motioned to approve the application for a subdivision and Mr. Bodogh seconded. The motion carried.

Attorney Edleston said that he will get the deeds to the town as soon as possible.

Communications

Vice Chairman Zwicker asked Ms. Carney about the item on the agenda, Cannabis companies that are calling the town, and she said that Mr. Stan Schrek wanted it on the agenda. Mayor Ellis said that there are five very wealthy Cannabis companies calling. The areas of interest are the Old Bock Plastics, Broad Street area, McGinley Mills, North Main area. The Florida Company owns a casino, another has a business in Boston and will give a percentage to a cause. The Cannabis business is a light industry company. Mayor Ellis Stated that state law trumps local law. Is there any ordinance in Phillipsburg that will keep them away from housing? They will come in with a lot cash and want to partner with St. Lukes for research for cancer, chromes etc. The police are concerned about it turning into recreational marijuana. Mayor Ellis said that Mr. King from the Freedom House is supportive because marijuana is a better alternative to the drugs they are using for rehabilitation. The Mayor will give the board the state statute that pertains to cannabis. Boston receives \$500,000 a year for a charitable cause and the mayor would like to see a neighbor rehabbed or money towards recreation. The real hurdle is that the Federal law still sees marijuana as a federal offence. The mayor does not feel it is a decision he can make alone and needs a group decision from council and the residents.

Ms. Knowles suggested the town form an ad hoc committee. They can way out the pros and cons, look at different zones, which can be proactive. The mayor agreed and said that we make an agreement before they come into town.

Councilwoman Degerolamo said that she and the mayor attended a cannabis class and shared the information they learned. As for the financial side, majority of the income from the cannabis companies goes to the state, only about \$7,000 a year would go to the town. She talked to legal about research to see where the business can go in which zones etc so we can be proactive about medical and recreational marijuana. There are some places she does not want it to be such as South Main Street. 99 Broad would be a good spot, it would be a medicinal use only business. She will send the information from the class to Ms. Carney. The Mayor said that he will share the state statutes. Mr. Morrisette asked if it would be illegal to take the marijuana across state lines?

Mayor Ellis asked, what 's the board consensus and if there were some yays from the board. Mr. Morrisette said the medicinal marijuana is different than the recreational and they have different strands. Such as, there are stands that are good for nausea that would be helpful to cancer patients receiving chemo. He asked if there are restrictions for bars being too close to schools. The Mayor said no and gave different examples of bars that are close to schools. Ms. Carney asked if we are talking about have a bar that has a menu of different types of weed for recreational use. Ms. Knowles said no we are discussing having medicinal use marijuana only. Mayor Ellis said that they can be occupying vacant warehouses and this type does not have an odor. Mr. Zwicker said that we need to research more and also meet with council so that everybody is on the same page.

Bills

Ms. McBride motioned to pay the bills and Mayor Ellis seconded. The motion carried.

Ms. McBride motioned to adjourn and Mayor Ellis seconded. The motion carried.

The meeting adjourned at 7:49.

Respectfully submitted,

Charee Carney
Land Use Technical Assistant