BOROUGH OF LAKEHURST LAND USE BOARD REGULAR MEETING APRIL 22, 2024 MINUTES

MEETING OPENED AT 6:00 P.M. BY VICE-CHAIRWOMAN MARANDA SALAS.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT READ INTO RECORD BY MUNICIPAL DEPUTY CLERK LOWE:

"IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO THE NEWSPAPER, AND POSTED, THAT THE REGULAR MEETING OF THE LAKEHURST LAND USE BOARD IS SCHEDULED FOR THE TWENTY-SECOND DAY OF APRIL 2024 AT THE HOUR OF 6:00 P.M. TO BE HELD IN THE LAKEHURST COMMUNITY CENTER, 207 CENTER STREET, AT WHICH TIME THE BUSINESS OF THE BOARD WILL BE CONDUCTED."

ROLL CALL: *Alternate Members

MAYOR ROBBINS: PRESENT COUNCILMAN OGLESBY: PRESENT

DAVID BURTON: ABSENT KORI BRENNAN: PRESENT JEFF EMMONS: PRESENT ANDREW HODGES: PRESENT ERIC ROBBINS: PRESENT ROBERT ROBINSON: ABSENT MARANDA SALAS: PRESENT *#1 HAILEY DRIES: PRESENT *#2 CRYSTAL PARKER: PRESENT

APPOINTMENTS:

Motion by: Kori Brennan Seconded by: Andrew Hodges To appoint Amy Lowe as Assistant Land Use Board Secretary for 2024. Roll call vote held. All votes affirmative.

APPROVAL OF MINUTES:

Motion by: Kori Brennan Seconded by: Jeff Emmons
To approve minutes of March 25, 2024 Regular meeting. Roll call vote held. All votes

affirmative.

OLD BUSINESS:

MEMORIALIZATION OF RESOLUTION APPROVING LIMELIGHT, LLC FOR AN EXTENSION OF TIME TO FILE SUBDIVISION MAP WITH THE COUNTY FOR A PERIOD OF 90 DAYS.

Motion by: Kori Brennan Seconded by: Mayor Robbins
To approve resolution memorializing application of Limelight, LLC for extension of time
to file subdivision map with the county for a period of 90 days for the property
designated as Block 52, Lot 13. Roll call vote held. All votes affirmative.

NEW BUSINESS:

APPLICATION OF FLY BY NIGHT LLC FOR MINOR SITE PLAN FOR CANNABIS RETAIL BUSINESS FOR THE PROPERTY DESIGNATED AS BLOCK 68 LOT 1:

Anthony Lotti, a partner of Fly by Night LLC, appeared in front of the Land Use Board without representation.

Board Attorney Greg Hock stated that when an applicant is corporated, a LLC, an attorney must be present to represent the applicant. Mr. Hock stated the hearing is adjourned and carried to the May 29, 2024, regular meeting. Mr. Hock also stated that any public that is interested in this application will not get further notice and is free to attend the May 29th meeting at 6:00 p.m.

Vice-Chairwoman Salas advised Mr. Lotti that a Site Plan will be required for the next meeting.

Board Engineer Ernie Peters informed Mr. Lotti that he is available and is happy to work with his attorney and engineer so that he is prepared for the May 29th meeting.

Motion by: Mayor Robbins Seconded by: Jeff Emmons To carry the application of Fly by Night, LLC for Minor Site Plan for Cannabis Retail Business for the property designated as Block 68, Lot 1 with no further notice required to the May 29, 2024 meeting. Roll call vote held. All votes affirmative.

PUBLIC COMMENTS:

Time opened: 6:06 p.m.

Dr. Brian Klohn, 19 Union Avenue, voiced his concerns having a second cannabis retail establishment located in the downtown area adding one cannabis retail establishment on Route 70 is sufficient for the borough.

Board Attorney Greg Hock responded that any concerns of the cannabis retail establish needs to be addressed at the May 29, 2024 meeting.

Dr. Klohn responded that notices should go out to the public so that they are aware that the meeting is being carried to next month.

Board Vice-Chairwoman Salas stated that the Land Use Board approved the cannabis retail establishment two years ago.

Mayor Harry Robbins stated that the May 29, 2024 Land Use Board meeting will be posted on the borough website.

Time closed: 6:10 p.m.

ADJOURNMENT:

Motion by: Kori Brennan Seconded by: Mayor Robbins To adjourn meeting. Roll call vote held. All votes affirmative. Time: 6:10 p.m.

Amy Lowe, Assistant Secretary Land Use Board