OLDMANS TOWNSHIP

PLANNING BOARD MEETING

April 15, 2024

A meeting of the Oldmans Township Planning Board was held on April 15, 2024. The meeting was called to order by Chairperson Sandy Collom at 7:00 pm. This meeting was held in compliance with the Sunshine Law.

Members Present: Sandy Collom, Sue Miller, Earl Ransome, Mike Tuturice, Bill Ferrell III, David Murphy, Jeff Moore, Theresa DeSanto, Rick Verdecchio and Melinda Taylor

MINUTES: March 18, 2024 Regular Meeting

Dave Murphy made a motion to approve, Earl Ransome seconded and all agreed.

CORRESPONDENCE: New Jersey Planner (January/February 2024 edition)

Issue dealt with climate change.

SUBCOMMITTEE APPOINTMENTS:

Economic Development Mike Tuturice, Earl Ransome and Rick Verdecchio

Environmental Sandy Collom and Mike Tuturice

Farmland Preservation Melinda Taylor and Sandy Collom

Farmland Subdivision Melinda Taylor, Theresa DeSanto and Rick Verdecchio

NEW BUSINESS:

Pedricktown 360 LLC

Terrapin Investment Fund II LLC

Block 44/Lots 1.02 & 1.03

US Route 130

Conceptual Plan – Cultivation Facility for Cannabis

Professionals representing the applicant included Frank Hoerst, Esquire; David Avedissian, Esquire; and Dale Boston, Professional Engineer. Applicant is going through the State process; there was a change in the make up of Terrapin. Funding is in place with a “grow partner.” Project is still being worked on. Construction of the operation will be done in phases.

Two-phased construction: 45,000 sq. ft. Phase 1 and 50,000 sq. ft. Phase 2. There will be EV charging parking spaces available. The stormwater will be sufficient to hold both phases. There will be a 40’ wide buffer against the neighboring residential property. No variances are needed for the future application. Active cannabis license is still in place with the State. Anticipate 50-60 employees (120 employees is the maximum for the septic system). Veterans will be given preference for employment. Have reached out to Salem Community College about establishing curriculum for cannabis industry. No retail sales will be allowed at the site. A heavy security presence will be on site. Township will receive 2.0% of revenue based on gross sales. Anticipate applying for site plan approval later in 2024. Operation hours will be two shifts (8 hour and 6 hour shifts) seven days/week. Shipping hours will be the same as employee hours. Both cultivation and processing will be contained indoors. Oldmans will be the largest facility in Salem County, and possibly in the region. Waste product is heavily regulated. State Police will be involved in the security of the facility and using face recognition cameras. A tax abatement program (PILOT) is not allowed.

It is anticipated that hydroponics will not be used. Plants will be grown in coconut shell shavings. Plants will be cloned. The plants will be moved from room to room based on their growth phase. Facility will be 2 stories. Currently 1 pound of flowers equals $1,000-$3,000 sales price. Cannabis market has fluctuations.

Principal of the company already owns a retail store in Hoboken, NJ. Water source has still not yet been resolved, well or tie into New Jersey American Water. Access to the facility will be given to emergency services. A Knox Box will be installed and emergency services will be given time to review the plans, along with annual site inspections.

Planning Board Review:

**Ordinance 2024-05** Amending Chapter 110 of the Township of Oldmans Code to Address Affordable Housing Requirements of the New Jersey Superior Court

The State has revised the Affordable Housing law. Based on the State approval of Oldmans Affordable Housing Plan, the Township now has to adjust their ordinance to reflect some of the requested changes. In addition to the ordinance a copy of a newsletter from the NJ League of Municipalities was also handed out for Board members to read about the forthcoming changes.

There being no further business Mike Tuturice made a motion to adjourn, Sue Miller seconded which was agreed to by all to adjourn at 7:55 pm.

Melinda Taylor

Secretary