

Borough of Dunellen  
Planning Board  
355 North Avenue, Dunellen, New Jersey 08812

Meeting Minutes  
Planning Board Meeting  
April 26, 2021

**Call to Order:**

Mr. Dornbierer called the virtual zoom meeting to order at 7:00 PM.

**Statement of Compliance:**

Mr. Dornbierer read the Statement of Compliance adopted by the board in January of 2021.

<b>Roll Call:</b>	<b>Present</b>	<b>Absent</b>
Ken Bayer	X	
Jason Cilento (Mayor)	X	
Tom D'Amico	X	
Adam Gordon	X	
Michael Mullin		X
Stacey Narvesen	X	
Theresa Ratner	X	
Barbara Seif	X	
Chairman- Roger Dornbierer	X	
Julie Grof (Alternate)	X	
Robert Krause(2 <sup>nd</sup> Alternate)	X	

**Approval of Minutes:** a motion was made by Mr. Cilento to approve the minutes of the 3/22/21 meeting and was seconded by Ms. Narvesen.

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Kenneth Bayer			X
Jason Cilento (Mayor)	X		
Thomas D'Amico			X
Adam Gordon	X		
Stacey Narvesen	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		
Julie Grof (Alternate)			X
Robert Krause (2 <sup>nd</sup> Alternate)			X

The 3/22/21 Minutes have been approved.

**Old Business:**

No Old Business

**New Business:**

A. Mr. Dornbierer- named Ms. Lauren Staats as the new Board Secretary. He asked for any other nominations. As there were none, he asked for a motion to name Ms. Staats as the new Board Secretary. Ms. Ratner made the motion and it was seconded by Mr. Bayer.

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Kenneth Bayer	X		
Jason Cilento (Mayor)	X		
Thomas D'Amico	X		
Adam Gordon	X		
Stacey Narvesen	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		
Julie Grof (Alternate)			X
Robert Krause (2 <sup>nd</sup> Alternate)			X

## B. Discussion of Dunellen Cannabis Ordinance 2021

Mr. Moench- made some housekeeping remarks and introduced Ms. Nakicha Joseph to the group who may at times represent Mr. Moench at meetings that he can not attend. He also discussed the planning boards' roll in discussion of the ordinance.

Mr. Dornbierer- welcomed Ms. Joseph to the meeting, and asked the Mayor to present the ordinance to the Board.

Mr. Cilento-presented the ordinance to the Board and discussed the Opting In or Opting Out options of the Ordinance.

Mr. Moench- discussed the two important points – one being passing of the ordinance, and the regulatory framework within which you are operating and to make decisions for the town.

Mr. Dornbierer- any questions?

Ms. Seif- asked about growing your own.

Mr. Moench- doesn't impact use on your own property, but the state law does not allow you to grow it.?

Mr. Krause- does this have a time frame if we don't take any action?

Mr. Moench there is no specific time frame, if the council passes this and it prohibits these categories of businesses unless and until the council amends their ordinances.

Mr. Krause- do you know what other adjacent municipalities are doing?

Mr. Cilento- most of the ones similar to us are taking the prudent approach of opting out.

Mr. Krause- Asked Mr. Moench about the laws involved with this ordinance.

Mr. Moench- answered his questions about State law and the municipal ordinances.

Mr. Dornbierer-there was a question earlier about the duration of this, say the council were to take no action, and we have in essence opted in, we would not have the ability to opt out until five years with the existing businesses being grandfathered in.

Mr. Moench- yes.

Mr. Krause- agreed that this was correct to do this right now.

Mr. Dornbierer- any other comments?

None were given.

Mr. Moench- the planning board agrees with the councils' policy that they want to take.

Mr. Dornbierer- On to the next item

### C. Resolution

#### 1. Amending the Communipaw site plan resolutions

Mr. Moench- went over the amendments to the site plan. He spoke of NJDOT and that the project can move forward while waiting for the approvals. They are eager to move forward and must keep the Borough posted on any improvements related to the property.

Mr. Dornbierer- asked if there were any other questions or comments, there were none.

Mr. Dornbierer asked for a motion to approve the resolution.

Motion to accept Communipaw resolutions was made by Mr. D'Amico and seconded by Mr. Cilento.

	<u>YEA</u>	<u>NEY</u>	<u>ABSTAIN</u>
Kenneth Bayer	X		
Jason Cilento (Mayor)	X		
Thomas D'Amico	X		
Adam Gordon	X		
Stacey Narvesen	X		
Theresa Ratner	X		
Barbara Seif	X		
Chairman- Roger Dornbierer	X		
Julie Grof (Alternate)			X
Robert Krause (2 <sup>nd</sup> Alternate)			X

### **Board Member Comments –**

Ms. Seif- will we be meeting anytime soon in person?

Mr. Cilento- Chambers are not open to the public as of yet, but if there is a means of getting the video into the chambers, I do not see an issue.

Mr. Moench- If we put out a notice of a virtual meeting it cannot be changed. It is possible to broadcast. He spoke of the different scenarios and we should be sure we are covered and there are no problems with the applications and the public not seeing what the attendees are seeing.

Mr. Cilento- before the next meeting we will find out the number of people allowed to be in person at the chambers.

Mr. Dornbierer- do we have an application in the pipeline for the May meeting?

Mr. Cilento- yes I believe Chelsea builders will be coming forward with an application the Council gave approval to their elevation plans so you will be reviewing the site plan.

Mr. Dornbierer- ok, excellent, thank you very much.

Ms. Ratner- is this State mandated?

Mr. Moench- The State regulations sets limits on indoor capacity so you have to comply with that.

Mr. Dornbierer- asked for any other comments or questions. None.

**Public Comments- None**

**Adjournment:**

Ms. Ratner made a motion to adjourn the meeting and Mr. Cilento seconded.

The meeting was adjourned at 7:38 PM.

*Roger Dornbierer*  
**Chairman**

5/24/2021  
**Date of Approval**

*Lauren Staats*  
Lauren Staats (May 27, 2021 08:50 EDT)  
**Secretary**

*Virginia Gordon*  
Virginia Gordon (May 27, 2021 08:29 EDT)  
**Recording Secretary**