

**BOROUGH OF LAKEHURST  
LAND USE BOARD  
REGULAR MEETING  
OCTOBER 27, 2022  
MINUTES**

MEETING OPENED AT 7:30 P.M. BY CHAIRMAN DAVID BURTON.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE.

PUBLIC MEETINGS STATEMENT BOARD SECRETARY MARYANNE CAPASSO:

"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-SEVENTH DAY OF OCTOBER 2022 AT THE HOUR OF 7:30 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 Member

MAYOR ROBBINS: PRESENT  
COUNCILMAN OGLESBY: PRESENT  
CHAIRMAN BURTON: PRESENT  
KORI BRENNAN: PRESENT  
ANDREW HODGES: PRESENT

SIDNEY HOOPER: ABSENT  
ERIC ROBBINS: PRESENT  
MARANDA SALAS: PRESENT  
DAVID SUMNER: PRESENT  
\*#1 JEFF EMMONS: PRESENT

APPROVAL OF MINUTES:

Motion by: Steven Oglesby

Seconded by: Mayor Robbins

To table minutes of July 25, 2022 Regular Meeting. Roll call vote held. All votes affirmative,

OLD BUSINESS:

Board Chairman Burton question the jersey barrier at the Route 70 and Lilac Street intersection.

Mayor Robbins stated that he will make the inspectors aware that the jersey barrier needs to be expanded further down Route 70 adding cars are still able to make a left turn off Lilac Street onto Route 70.

NEW BUSINESS:

REVIEW OF ORDINANCE #2022-10 ENTITLED “AN ORDINANCE OF THE BOROUGH OF LAKEHURST, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE BOROUGH, CHAPTER XXV ENTITLED “LAND DEVELOPMENT”, SECTION 25-32; AND CHAPTER IV ENTITLED “GENERAL LICENSING”, SECTION 4-5” (This ordinance permits three Class 5 Retail Cannabis Licenses, one in the B-1 Downtown Business Zone and two in the B-2 Highway Business Zone, one in the eastern corridor and one in the western corridor):

Mayor Robbins explained that the Redevelopment Agency separated Route 70 into a western corridor and an eastern corridor approximately 15 years ago. Mayor Robbins stated that the borough approved one Class 5 Cannabis Retail Business in the B-2 Zone, that business is situated in the eastern corridor adding Ordinance #2022-10 will allow a second business in the western corridor. Mayor went on to explain that the borough, and the employees, are being “hit” with a twenty-four percent increase in health benefits and added the borough, not the employees, are being “hit” with pension contribution increase. Mayor Robbins stated by adding another cannabis business along Route 70, will help with those added expenses.

Board Member Maranda Salas stated she understands the borough is in need of revenue asking is another cannabis retail business the answer.

Mayor Robbins answered that is up to the Land Use Board.

Mrs. Salas questioned the new Wawa adding that will generate revenue.

Mayor Robbins responded Wawa is a ratable adding the cannabis retail business is ratable plus the two percent of their sales.

Mrs. Salas stated she is afraid of what three cannabis retail businesses will do to the borough as far as appearance and atmosphere.

Chairman David Burton stated the pros of allowing another cannabis retail business is that it will be located in the desolate area of Route 70.

Mrs. Salas questioned the area of Route 70.

Mr. Burton answered Lake Street is the dividing line adding the one approved at the old Burger King site is located in the eastern corridor and if a third location is approved tonight, it will be located in the western corridor.

Board Member Andrew Hodges suggested the Lakehurst Circle Plaza for the third location.

Board Member Kori Brennan responded that Lakehurst Circle Plaza is federally funded therefore a cannabis business is not allowed in the plaza. Ms. Brennan suggested Lucky 7 or one of the hotels.

Alternate Member Jeff Emmons stated the people that will support a retail cannabis business are not the stereotype people you think would visit.

Board Member David Sumner suggested doing away with the cannabis business downtown and just allow the two on Route 70.

Mrs. Salas asked is there a lot of interest out there for the cannabis retail business that the borough needs to add a third location.

Board Secretary Maryanne Capasso responded when the borough accepted applications for the two retail locations, the borough received six applications adding each application is \$10,000, \$5000 is returned to the applicant if not awarded.

Mrs. Salas stated that she likes our “little town” adding she is just afraid what effect three retail cannabis businesses will do to it.

Mr. Hodges responded it will be for the better.

Board Member Eric Robbins stated that at first, there will be traffic but after the novelty wears off, the traffic will be back to “normal”. Mr. Robbins also stated a retail cannabis business sell products that are priced much more then products on the street adding the clientele is not what you think.

Mr. Burton pointed out that if the Land Use Board votes no to a third location now and then two years later sees how the cannabis business is “booming”, the borough might not be able to get a third applicant. Mr. Burton reminded the board that the borough receives two percent from each cannabis business location.

Motion by: Andrew Hodges

Seconded by: Eric Robbins

To approve Ordinance #2022-10 entitled “AN ORDINANCE OF THE BOROUGH OF LAKEHURST, COUNTY OF OCEAN, STATE OF NEW JERSEY AMENDING AND SUPPLEMENTING THE REVISED GENERAL ORDINANCES OF THE BOROUGH, CHAPTER XXV ENTITLED “LAND DEVELOPMENT”, SECTION 25-32; AND CHAPTER IV ENTITLED “GENERAL LICENSING”, SECTION 4-5”. Roll call vote held. All votes affirmative with the exception of Mayor Robbins and Councilman Oglesby who recused themselves and Board Member David Sumner who voted no.

PUBLIC COMMENTS:

Time opened: 7:54 p.m.

Bruce Margeson, 5 Geneva Road, voiced his concerns on having a third cannabis retail business in the borough adding the borough is only a square mile. Mr. Margeson stated there will be a lot more police action with people getting in their car “lighting up”.

Mayor Robbins responded what is stopping someone from going in Bailey’s Liquor Store, purchasing liquor, and drinking the purchase liquor in their car adding there is no difference.

Board Chairman David Burton added that the third location is more revenue for the borough.

Mr. Margeson stated a third cannabis retail business is going to take the business from the other two businesses.

Mayor Robbins responded if one of the cannabis retail businesses goes out of business, the borough does not have to issue another license.

Mr. Margeson stated the appearance of the borough is important adding the borough will be known as the “Pot Capital of Ocean County”.

Board Member Andrew Hodges responded he understands the concerns stated tonight. Mr. Hodges went on to say that in his opinion, if the borough is know as the “Pot Capital of Ocean County”, that’s great adding the borough police department is ready for any extra activities that may come from that.

Mayor Robbins suggested any resident that has concerns with a third cannabis retail business in the borough to attend the November 2, 2022 council meeting were Ordinance #2022-10 will be open for public comment.

Time closed: 8:02 p.m.

ADJOURNMENT:

Motion by: Maranda Salas

Seconded by: Mayor Robbins

To adjourn meeting. Roll call vote held. All votes affirmative. Time: 8:02 p.m.

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Maryanne Capasso, Secretary  
Lakehurst Land Use Board