

**WEST AMWELL TOWNSHIP  
PLANNING BOARD – REGULAR MEETING  
July 19, 2022 Minutes – 7:00 PM**

The West Amwell Township Planning Board meeting was called to order at 7:00 PM by Chairman Tomenchok followed by the salute to the flag.

The following statement of compliance with the Open Public Meetings Act as listed on the meeting agenda was read into the record by Chairman Tomenchok: This meeting was called pursuant to the provisions of the Open Public Meetings Act. This meeting was noticed as a regularly scheduled meeting transmitted to the Hunterdon County Democrat and the Times of Trenton on January 27, 2022. A copy of this notice is available to the public and is on file in the Office of the Planning Board and Township Clerk.

The following general policy statement of the Planning Board was read into the record by Chairman Tomenchok: The Board's general policy is to end the presentation of testimony on applications by 10:30 PM and to conclude all Board business by 11:00 PM. When necessary, the Chairman may permit a reasonable extension of those time limits.

**Attendance – Roll Call**

**Present:** Bob Balaam  
Jim Cally  
John Dale  
John Haug  
Carl Ippolito  
Joe Petrucci  
Rob Tomenchok  
John Flemming – Alt. #2  
Attorney Tara St. Angelo

**Excused:** Nella Hamtil  
Christopher Morgan

**Approval of Bill List**

It was noted for the record that no vouchers were provided by the Finance Office for approval.

**New Business – Other**

It was noted for the record that no new business items were listed on the agenda for action.

**Resolutions of Approval**

**Resolution #2022-07: Approving the GMNJ Properties, LLC Preliminary & Final Major Site Plan with Variances to Establish a Cannabis Cultivation Facility for Medical Purposes: Block 16 Lot 17.02 – 638 Brunswick Pike**

Attorney St. Angelo gave an overview of Resolution #2022-07 and noted that the County Board of Health had revoked the applicant's prior approval of the septic on the subject site, today. She explained that this is an outside agency approval which will be required prior to any certificate of occupancy being issued. Attorney St. Angelo also clarified that because of the wetlands, in order for any work to begin in the detention basin, the applicant will need approval from NJDEP either authorizing the work or stating that they have no interest in the work.

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A motion was made by Bob Balaam and seconded by John Dale approving Resolution #2022-07. The motion was approved by roll call vote with Mr. Petrucci abstaining.

**Roll Call Vote:** Balaam: Yes, Cally: Yes, Dale: Yes, Haug: Yes, Ippolito: Yes, Tomenchok: Yes, Flemming: Yes

### **Unfinished Business**

It was noted for the record that there were no unfinished business matters listed on the agenda.

### **Correspondence**

It was noted for the record that there were no correspondence items listed on the agenda.

### **Open to the Public**

Chairman Tomenchok opened the floor to public comment for any items not listed on the agenda.

Emily Deadwyler of 107 Snyderstown Road in East Amwell Township came forward and wanted to ask questions about the resolution. Chairman Tomenchok explained she couldn't because that was an agenda item. Attorney St. Angelo clarified that the resolution is an administrative function of the Board, not subject to public comment.

Kiyle Osgood of 153 Rocktown-Lambertville Road came forward and asked if future cannabis development applications will be subject to the same conditions as GMNJ. Attorney St. Angelo suggested Mr. Osgood speak to the Township Committee on this matter.

Emily Deadwyler of 107 Snyderstown Road in East Amwell came forward again and asked if this meeting was noticed. Secretary Andrews noted that this meeting was listed as a regular meeting on the annual list of meetings noticed after the January 2022 reorganization meeting and she stated that Attorney St. Angelo made an announcement at the last Planning Board meeting that this one would be held back at the municipal building with no further public notice required.

Bob Abitz of 207 Rock Road West came forward and asked if the cannabis ordinance will be reviewed and commented that the cumulative effect cannabis facilities will have throughout the Township is worth thinking about.

Holly Abitz of 207 Rock Road West came forward and asked if another cannabis developer comes in can the Township request a large bond be established to protect the neighboring wells. Attorney St. Angelo remarked that Ms. Abitz could make a suggestion to the Township Committee and/or the Board of Health regarding the requirement of establishing a bond.

Meghan Hudson of 328 Rocktown-Lambertville Road came forward again and asked if future cannabis developers can be required to obtain hydrogeology testing since that seems to be the public's greatest concern. She also remarked that the Master Plan and all of the Township studies she has read all indicate there are low water tables and water issues throughout the municipality.

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Seeing no other members of the public who wished to speak, a motion was made by Carl Ippolito and seconded by John Haug to close the floor to public comment. The motion was unanimously approved by voice vote.

### **Minutes**

It was noted for the record that the Board's 6/21/22 and 7/14/22 meeting minutes will be listed on the August agenda for approval because they have not yet been drafted.

### **Adjournment**

A motion by Bob Balaam, seconded by John Haug to adjourn the meeting was unanimously approved by voice vote.

The meeting adjourned at 7:26 PM.

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Maria Andrews, Planning Board Secretary