

**SPECIAL MEETING MINUTES**  
**OXFORD TOWNSHIP**  
**LAND USE BOARD**  
**April 5, 2022**

**FLAG SALUTE**

**CALL TO ORDER:** R. Schneider called the meeting to order at 7:03pm

**ADEQUATE NOTICE** was given as follows: Notice was sent to the Express Times and The Star Ledger. Notice was posted on website and the municipal bulletin board in the Township Administration building in Oxford Township, New Jersey and notice was filled with the Township Clerk.

Roll Call: Niece, Koufodontes, Mayor Norton, Smorzaniuk, Mcguire, Ott, Hoffman, Weiss, Professionals: R. Schneider, J. Vuich

GSCC Management LLC Block 26 L 87.01 101 E Quarry Road waiver of Site Plan:

R. Schneider the matter before you are a request by the applicate for a Site Plan waiver Certain board members may know generally applications come before the board for a full comprehensive site plan but in certain limited cases site plan waiver is the 3<sup>rd</sup> variant of the site plan process which under our ordinance section 265-9 talk about in large measure the power of the board to grant an exception from the site plan review process to grant a waiver. I should indicate that J.Vuich(LUB Engineer) and J. Kyle(LUB Planner) and R Schneider(LUB Attorney) have all reviewed that issue and are generally satisfied that the use is permitted and generally the focus of the applicate presentation should be on the nature of the improvements to justify a site plan review and will turn over the review to the applicate.

Mr. R Schneider swore in S. Tipton from Florio Perrucci Steinhardt Cappelli Tipton & Taylor LLC, J. Bromberg Managing Director of GSCC Management, B. Bohler Principle of Bohler.

S. Tipton has J. Bromberg that will testify about some of the information you will want to know about the limited nature temporary nature of the operations and B. Bolher will speak to the lack of any improvements that are occurring outside the fiscal part of the building. This is not what we prefer to do we do intend to go thru the Land Develop process to seek a site plan approval on the same site for a much larger site for a 40 -45 thousand square foot building and 20 thousand square foot canopy. GSCC Management applied for a medical cultivation standalone endorsement in August 2019 that is the license they want however in the 2 years while the application was pending the entire program was held up in the courts. The NJ Legislator adopted the cannabis monetization act. That create a new set of licenses what are referred to Class 1 thru class 5. Class 1 is a cultivation license which is essentially the

same license that GSCC management obtain which is a standalone cultivation alternative treatment center license. The only difference that the ATC license that GSCC has is medical license and the class 1 is an adult use license. All ATC license is permitted to become a class 1 license as long as they operate for 1 year but is likely there is a high demand and very rising medical patient population that the 1-year requirement and statute then will be waived by regulation the Department of health. October 2021 GSCC management won its 2019 application and scored high enough to receive one of the few cultivations that were awarded. They sought The Township of Oxford in a way of a resolution to allow to site at Block 26 Lot 87 not lot 87.01. The township oxford issued a resolution to allow them to show site control that allowed GSCC to go into a provisional licensing phase. A provisional license phase says you have 1 year from the date you were award your provisional license to become operational. To go thru the entire site plan process and get approvals and then build the large facility would not happen in 1 year. So, we along with all the other cultivations that won went to the sites to see if they are any existing buildings to basically become operational to have that license be no longer be provisional to have it became a fully annual license and simultaneously go thru the land development process. After speaking to the owner of the property and there is a couple of things, 1 Quarry partners which is looking to redevelop the larger part of the property assign the rights to subdivide a portion of the property to GSCC Management to allow it to build its large facility and 2nd allow GSCC Management has entered into lease negotiants to lease this smaller 3000 square foot garage for temporary basis to fitted out to get it operational to have the license to be awarded annually and not be a provisional license an therefor go thru the land development process. We already have preliminary conversations with the cannabis regulatory commission about doing this and they are ok with this they are in desperate need of product and they want licenses to succeed and I think they regret the 1-year time line to become operational when they realize what is take to get site plan approvals and build the facilities. They are doing this to advance the ball and get seedlings planted while working thru the land development process. I have 2 witnesses' here J. Bromberg will talk about what they are doing and B. Bolher will talk about the building and how it will handle the process over the next 18 months.

R Schneider just for the boards benefit J. Vulch and I did review the matter with J Kyle before tonight meeting. J. Kyle had some points as the Board may be aware that there is an ordinance that we adopted July 2021 which permits cannabis in certain overlay zones and this property is in an overlay zone to close the loop on that and S. Tipton alluded to that. That area clearly does apply to as a principle permitting use class 1, 2 3 and 4 not 5 or 6. The license this applicate holds is essentially a predecessor and is automatically convertible to a class 1 license. So, the board should not have a concern about the nature of the license of the different then permitted it is a predecessor license and will qualify as principle permitted use in this zone. Question S. Tipton can you clarify do you have to operate for 1 year?

S. Tipton response: there are 2 different tactics the first when you are awarded the license in 2021 you have 1 year to become operational. The CRC sends someone to the facility to confirm you are legally going to commence operation is this case to maintain you license. If you don't become operational in 1 year i.e., by October 2022 your license will be taken away. Then there is a 1-year requirement automatically conversion ATC which is this present license to a Class 1 Cultivator License requires 1 year of operations. That is not in the statute of regulations and currently there is discussions of waving it. Importantly for township, that automatic conversion has 1 requirement with board's approval with that approval that can go CRC and have the licenses converted to a Class 1. We did provide a canvass overlay zone to CRC and they are approved at this location and along with a letter from the engineer M. Finelli

indicating a class 1 license was permitted here and they deemed it acceptable. R. Schneider: To clarify and focus on the land use portion the reason for the time constraints you have to be operational within 1 year of October 2021 and this why you need to move quickly before this board and why you need to operate in a temporary facility to protect your licenses. S. Tipton if they are not certified by the CRC as operational by October 15, 2022, they are at risk of losing their license.

S. Tipton will turn is over to J Bromberg Managing Director of GSCC Management to speak some points that are relevant.

Thanks S. Tipton and Thank you to the Board for hearing our requests. J. Bromberg Managing Director of GSCC Management this is my 3<sup>rd</sup> cannabis start up. I have working on this for 6 years. Obviously, I haven't just dyed my hair I have been working longer than that my back ground in high tech market research and as a chief of operation officer/consultant. This is my 3<sup>rd</sup> company building it from the dirt up. So, I have a lot of experience with it and I understand I am sympathetic to it and aware of the concerns with the communities that surround or facilities. I have been around it long enough to know it is more controversial and people pushing back for any reasons trying to be very aware and respectful to the circumstances we are in. Some points sent my way to talk about the scope of the work we are doing. As S. Tipton said earlier this is not would not be our preferred approach, we would rather go thru full processes and get proper licenses and build our building but with our conditions we need to do something fast. In terms of this building how many employees will we have at any time 1 or 2. It will be a very, very small grow only 1 shift per day will cover it probably generously for a while. I don't see any more people we will probably has someone checking in on the weekend because we have living things and we need to make sure they are still living other than that we have do not need a big staff don't not need multiple shifts. It is a very small single operation. Is there an office area within the garage we are not calling out a separate area there is areas where a desk and computer will apply because that is all we need the for 1 or 2 people track things on our software? No need for a private office all we need is for the staff to go in and do their work. Deliveries will be required for raw materials occasionally we will have an initial delivery of soil for nutrients. With this small grow we don't need big quantities we are not constantly refilling we buy enough to get an easy price. I say delivery comes in once every couple of months if a delivery comes in it will be FedEx/UPS no big trucks. Once we get going, we just go, we may need supplements and material but everything we need will already be there. In terms of the interior irrigation system water use how we irrigate all plants will have line straight into them with drip meters at the end and all the water that comes in is measured carefully and there is nutrients hand measured and mixed and sent thru the lines and if there is any run off, we capture and recirculate it is all carefully monitored. Wholesale or retail sales is obviously a ways off we have get built, first harvest it will be 6 months before we have anything. Anything we are selling we will send out in a van. Deliveries once we are allowed to deliver, we will deliver in a van prior to that according to State law you can't until we have a license so we tell people to come pick it up. My I interrupt you, R Schneider so as S. Tipton indicated your intent is in large measure it to protect the license and commence the operation to satisfy the licensing requirements so you can commence the operation in a limited fashion. You do talk about delivery of whatever materials soil, and raw materials. During the limited time where you intend to operate in this small structure just want to be clear is there contemplate deliveries out of these facilities to other facilities or is not contemplated during the time you will be operating. J Bromberg we do contemplate some sales it will be small we are not producing much so it is basically proven by ability. R. Schneider lets be all clear the sale will not be retail sale it will go to other growers or manufactures just

want to clarify you will not your limited time here you will not be conducting retail operation your product will go to other wholesalers. Under the ACT license until it concurs those sales will be to facilities are only processing for medicinal use. Once recreation becomes legal this year you cannot sell for processing for recreational until you convert to a class 1, Yes, I believe. Can you speak J. Bromberg to the frequency how the departments can relate to the products being shipped out? We are participating on having 2 rooms in with we are growing flower a growth cycle is 5-6 months we anticipate staggering 2 rooms we don't want everything running exactly right so something will be going out every couple of months. Once we have our bigger facility, we have thing happing more often but with this smaller facility we will only have something going out every couple months. The other thing I want to mention is odors that I mention how I have been in business for a while I know how much neighbors don't appreciate the odors. In this particular facility building the volume will be so small you cannot generate whole lot of small with that said we don't want to generate any so we tend to use in our facilities are rather large charcoal can filter we will use a couple of them in the building to eliminate the odors coming out of the building. In a larger building will have more advance stuff filters in the roof. Question about the odor is there a plan B if needed we have to look at the equipment and adjust where needed. We don't want to annoy any one and make the town know we are there except for revenue. It is important to us to be a really good neighbor if we are not, we are in a lot of trouble and you are not going to be happy with us. Our company wants to communicate with all of you and work together. We don't not have retail sale license we will not be selling out the front or back door this will only be a distribution center on occasion every couple of months. In regard to the water usage how many gallons of water will you be using in this facility or the larger building B. Bolher will get back you us on that. Are you anticipating using city water or well water? For the current building we will use well water our need will not be that great. We will leave it up to B. Bohler on the site plan to obtain more approvals for the pull and production for a new well. Question R. Schneider can you give us a sense of the estimated or contemplated timing of the temp facility for which you are seeking approval vs the ultimate site plan process for the new one a ball park if all goes well or not go what is the time line? We hope not to exceed 2-year hope to do it in 1.5 years but give all that has to be done with the site plan process, design and built out I think we are looking at a 1.5 to 2 years window at this point.

B Bolher I wanted to go thru some detail mention about the CDC overlays about permitted uses the current the proposal is to basically fit out current garage no exterior improvements from the building everything stays inside. So, they will fit out the current building there is gravel driveway in front of the property and the garage they can park 7-8 cars in front and 4-5 cars behind/side of it. Current zoning, I believe requires about 12 parking spaces based on the current square footage as we heard we will only 2 employees and deliveries will only need 2 or 3 parking spaces during peak time on site I think that is substantial for the projects. From the sewer perspective right now will have portable toilets for the 2 employees on site if needed for a septic design once we get further along, we will do that with the county but as of right now this is septic design. I think that is pretty much it with the access with the current driveway user with only 2 employees. Mayor Norton questions you are going to come in off of route 31 to East Quarry Rd? for this facility yes. J. Vulch let me dove tail of off of those 2 items parking relationships you mention earlier we spoke to J. Kyle across with the ordinance overlay on how the zoning requirements transition. The overlay zone contemplates using the existing parking schedule in our ordinance that schedule has not been amended with these specific facilities but what is does have is schedule C which defines by square footage as B. Bohler noted that he has room for more the 12 parking spots on site on the exsiting asphalt area. That number is generated by the square footage assessment

more importantly what we have found in this industry and land use pattern is that very often a square footage requirement with a facility or even a larger facility generates way to high parking requirements. So, we have started to look at in zoning standards looking at the acceptability of employee impervious and that number for them is 2 employees on site and delivery so there is more than ample room to comfortably park on the asphalt. And 2<sup>nd</sup> being the relation of existing fix facilities on property or the use of temporary facility like the port-a-john any approvals that would be needed for septic design a traditional set up is 2000 gallons will go thru the health department as such would not be a matter related to a site plan application. This would have to be separate matter dealt under the jurisdiction so if you were contemplating a full site plan application the setup time would need to add time to the plan.

R. Schneider questions: Mr. Bohler no lighting is required? not for right now. Any signage required? No this is not a retail facility just 2 employees. No need for directional signage in terms of any deliveries that will be needed it is just a common address of if and when fed ex comes, they will be able to identify then which we put on the building. It is pretty obvious when you get thru the driveway where to go. J. Vulch - Maybe just an update to google maps to show your business at that location. Sure.

Mr. Ott Question: Security? J Bromberg in addition to NJ state law regulations we also as a general rule we put cameras on every inch of the facility. In this business the bigger concern is internal, That's fine

B. Bolher and that part is operational inspection I would give the CRC that is one of the most important parts that the person or persons that do the final inspection will check the cameras and make sure they are working.

Mr. Norton, I am assuming that those additional security issues will be addressed once we get the larger facility going. Yes, the regulations are not only for inside but for outside and completely around the building.

Mr. Mcguire - So the property that is being used it looks like it is potentially an existing farm is that right and so it is still active with being a farm actively and so the owner of this property is leasing you this space for this purpose.

S Tipton – There is a contract purchaser for the entire parcel the contract purchaser has sign GSCC the right to do pursue as part of its site plan application a subdivision of the area that will be where the facility will be. It will be farm until such time that they close on that property. J. Vulch the Current owner of the farmers still operates the farm and thru this agreement for them to purchase. They will reside on property until it passes thru. In relation to that on the use side our ordinance doesn't not have any restrictions outside of residential areas for permitted uses on site. So, the continued activity of the farming process until the close of there entire process and their activity for this use or future use of the property will not be an issue it is permitted for both. What is zone that it is in R80 or something? It is an industrial zone with an overlay for cannabis and the actual block 87 is split in zoning on the east side rectangle portion is also part of the office and planting nursery. So, where this facility reside is in the LI zone.

Mr. Niece once all of this is concluded in the end result will you own the entire property or just a piece? It will just be a piece the Quarry partners the current contract purchaser may very well come up with other proposed site plan applications for the balance of the property. There is a sizeable part of the property that will never be developed because of the wetlands.

J. Vulch so whoever comes forward in the door first whether it is the contract purchaser or you guys in the next phase of this development will address the sub division at that time, That's right. Approvals will be sought with the intent to establishing the other opportunities for the property. Correct it is almost certainly be GSCC to put forth in exigencies with the licensing.

Ms. Smorzaniuk How much land will you supposed to be buying or taking? For GSCC I don't the exact date still working out the site of the building. With Wetlands, setbacks and everything so we are working on that process of the setback location but I don't know exact amount.

Mr. Niece - The request for a site plan waiver on a very limited project. Mr. Norton make motion to approve the site plan waiver Block 26 Lot 87 Mr. Niece 2nd the motion. R. Schneider with conditions will be the standard conditions should be escrow posted for continuing review I don't know Mr. Tipton I think one was supposed to been talked about? S. Tipton we can address that condition. R. Schneider we can address that will be a condition and the only other frankly suggested condition will be the application obtaining approvals from any other governmental agencies that is required outside the land use board. Separate form the Board of Health whatever licensing agencies. Has there been a motion and a seconded? Yes.

Ayes 8, Nays 0, Abstain 0,  
Motion carried.

R. Schneider Counsel, I will prepare a resolution have it ready for the next meeting.

**ADJOURNMENT:** A motion was made by Mr. Niece and seconded by Mr. Norton with no further business before the board and no public comment offered the meeting was adjourned at 7:44pm.

Respectfully Submitted,

Lee L. Geller, Secretary

