

**City of Woodbury**  
**City Council Meeting Agenda**  
**July 21, 2021**  
**Council Chambers Open at 6:00 p.m.**  
**Meeting starts 6:30 p.m.**

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The meeting of July 21, 2021 was called to order by Council President Hagerty at 6:32 pm. Council President Hagerty led the Pledge of Allegiance followed by a Moment of Reflection.

**Open Public Meeting Statement**

Ms. Crawford read the Open Public Meetings Act Statement. This is a regular meeting of the City Council of the City of Woodbury. Due notice of this regular meeting provided to the press and public by posting and publication of Resolution #21-05 adopted at the 2021 Reorganization Meeting on January 6, 2021. Due to the current COVID-19 pandemic, Governor Phil Murphy signed Executive Orders No. 107 and 108, which took effect on March 21, 2020. Due to these Executive Orders the City of Woodbury has made it possible for public participation in City Business via an electronic format as defined in the Open Public Meetings. The agenda for tonight's meeting is being displayed on your screen. Or if you prefer, it can be found on the City of Woodbury's website at [www.woodbury.nj.us](http://www.woodbury.nj.us). Ms. Crawford then gave instruction on how the public sessions would be run, to ensure everyone who wishes to speak has a chance to do so.

**Roll Call:**

Present: Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman Moore, Councilwoman O'Connor, Council President Hagerty

Absent: Councilwoman Parker

Others Present: Deputy Clerk, Kay Crawford; Solicitor, Jeff Krachun; CFO, Robert Law; Police Chief, Thomas Ryan; Engineer, Erika Covely, Housing and Zoning Official, John Leech

**Open to the Public for Agenda Items**

Council President Hagerty stated the meeting will be opened to the public for agenda items only. Since the meeting is being held virtually and some individuals are calling in, Ms. Crawford will read the agenda items aloud. Ms. Crawford then read the titles of the Ordinances and Resolutions. Ms. Crawford went on to give instructions again on how the public can be heard at this time. Councilman Merinuk made a motion to open to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

Jamilah Daminai – 324 S. Columbia St. – Ms. Daminai asked council about a plan of action in the event that zoning regulations are not in compliance for commercial cannabis. Solicitor Krachun answered. She then asked who will be responsible for enforcing the zoning codes. Solicitor Krachun answered.

Jared Hunter – 23 N. Drexel St. – Mr. Hunter thanked Council for putting this special meeting

together. He then asked for details regarding how and when the ordinance got drafted, by whom and the responsible party for determining the language use. He also asked why we are not allowing facilities to be located on Broad Street, specifically north of Carpenter and south of Hess. He wanted to know exactly what classes do this ordinance allow for, and which classes it would be prohibiting. Lastly he inquired how the planning and zoning board will be involved in this process. Council President Hagerty and Solicitor Krachun answered. Mr. Hunter stated that he would like council to reconsider and allow for further public discussion regarding allowing facilities on Broad Street in center city.

Amanda Terpstra – 442 Poplar Ave. Woodbury Heights – Ms. Terpstra reintroduced their business and highlighted why working with Bestbuds is in the city's best interest. She stated that their company is here to cooperate with in the interest of the City of Woodbury and is willing to bridge the gap of the stigma associated with cannabis commerce. She stated that the proposed location for Bestbuds is in compliance and outside of all drug-free school zones; however this ordinance conflicts with their location of choice. She then brought up residential concerns that were brought up in the public forum. Ms. Terpstra stated that their proposed location is in a C1 district located downtown that will provide direct economic impact to the local business community, the location is not directly next to any residential properties, and it is outside of the drug free school zones. The storefront has designated parking and is located next to a municipal plot to avoid traffic or parking buildup on South Broad St. She described the short wait-times and market change considering COVID-19, and how many people utilize home delivery for cannabis commerce. Ms. Terpstra then described order control and inventory regulations mandated by the state. She stated that BestBuds is a NJ certified woman-owned business recognized by the National Hemp Association as a social equity-conscious business, and was recently awarded a minority scholarship from the NJ Cannabis Trade Association. Ms. Terpstra expressed the need for BestBuds to be located in close proximity to public transportation not only for consumers but for their employees. She explained that the State of NJ has mandated that there shall be no on-site consumption in or around the dispensary. With Woodbury having limited inventory on potential site locations, Ms. Terpstra asked that council reconsider their zoning ordinance so their proposed location will not be excluded.

John Belko – 53 N. Childs Street – Mr. Belko congratulated council for moving forward with the ordinance. He stated that he hopes council will reconsider allowing mixed-use throughout Broad Street excluding areas within the 1000 feet perimeters of schools.

Mike McQueeney – No address announced – Mr. McQueeney introduced himself as a council member for Bestbuds as a practicing cannabis attorney, and a professor of cannabis law and policy. Mr. McQueeney addressed the concerns of the public and discussed how businesses like these are regulated. He also addressed how the state of NJ has a much more competitive and complex licensing process by presenting the data over the past few years showing the number of licenses application submissions vs. awards. He commended council for putting this ordinance into place and assured the public and council that any concerns will be addressed at the zoning board meeting. He emphasized that this may be new to the City of Woodbury, but there are dispensaries in NJ that have been operating for over a decade with no negative impact within the community due to enforced local regulations. In closing Mr. McQueeney stated that he was in favor of the ordinance proposed but would like to extend the boundaries to an areas of town that could benefit from this business type.

Jennifer Demby – 665 Cherry St.– Ms. Demby expressed that she was grateful that council is deciding to opt-in, but we should reconsider their decision against the exclusion of Broad St within center city. She expressed that she personally will not be a consumer, but it is important to diversify the businesses on Broad Street.

Malcolm Anderson – No address announced – Mr. Anderson inquired if the City has officially opted-in or out. Council president Hagerty answered. He then asked for further clarification on the process. Solicitor Krachun answered.

Hearing no one, Councilman Merinuk made a motion to close to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

Councilman Merinuk made a comment while the meeting was open to the public expressing his intention to amend Ordinance No. 2342-21 amending Chapter 202, Zoning of the City code to permit the operation of certain classes of legal cannabis businesses within certain zoning districts of the City of Woodbury, to remove section 2, No. 4C and alter section 2 No. 4D to allow retail cannabis commerce on Broad Street. After closing to the public, Councilman Merinuk made a motion to introduce the Ordinance as Amended to remove the restriction stating, “Establishments Cannabis Retail establishments may not be located on Broad Street on any parcel north of Carpenter Street nor south of Hess Avenue.”

Councilman Merinuk made a made a motion to amend Ordinance No. 2342-21 amending Chapter 202, Zoning of the City code to permit the operation of certain classes of legal cannabis businesses within certain zoning districts of the City of Woodbury, to remove section 2, No. 4C and alter section 2 No. 4D to allow retail cannabis commerce on Broad Street. Motion seconded by Councilman Miller.

Council President Hagerty raised concern regarding parking accessibility being in compliance with the zoning requirements. Housing and Zoning Official, Mr. Leech and Solicitor Krachun responded.

Councilman Fleming expressed his concern for complaints of residents. He referenced the public’s opinions on the liquor store on Broad St when expressing his concerns. He suggested that any amendments to the redevelopment plan in regards to zoning did not need to be done today. He also then suggested instead of amending the redevelopment plan, utilizing the concept of conditional use. He then explained the processes and policies of zoning and planning for the public to have a full understanding.

Councilwoman O’Connor assured the public that this is only the first step in this process. As we progress and determine which processes work, and which don’t, we will have the ability to modify as we go along with both the opinions of the residents and social equity in mind.

Councilman Miller asked Councilman Fleming to clarify his statement about complaints regarding the liquor store and differentiate if the complaints were about the business, or loitering. Councilman Fleming clarified and further explained.

Councilman Miller explained that with the heavier foot traffic in the downtown area, we should consider stricter policing of those areas. He also expressed being in favor of commercial cannabis on Broad St.

After discussion, Council held a roll call vote on the motion to amend the Ordinance.

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman Moore, Councilwoman O'Connor, Council President Hagerty  
Nays 0  
Absent 1 Councilwoman Parker  
Abstain 0

**ORDINANCE 2342-21** AN ORDINANCE BY THE CITY OF WOODBURY IN GLOUCESTER COUNTY, NEW JERSEY AMENDING CHAPTER 202, ZONING, OF THE CITY CODE TO PERMIT THE OPERATION OF CERTAIN CLASSES OF LEGAL CANNABIS BUSINESSES WITHIN CERTAIN ZONING DISTRICTS OF THE CITY OF WOODBURY

Councilman Merinuk made a motion to introduce **Ordinance 2342-21** An Ordinance By The City Of Woodbury In Gloucester County, New Jersey Amending Chapter 202, Zoning, Of The City Code To Permit The Operation Of Certain Classes Of Legal Cannabis Businesses Within Certain Zoning Districts Of The City Of Woodbury as amended. Councilman Miller seconded.

Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman Moore, Councilwoman O'Connor, Council President Hagerty  
Nays 0  
Absent 1 Councilwoman Parker  
Abstain 0

Councilman Fleming asked Council President Hagerty to explain the new timeline for the passage of Ordinance 2342-21. Council President Hagerty explained by amending this ordinance tonight, will allow for this discussion at the Planning and Zoning Board meeting tomorrow night during their regularly scheduled meeting. If the Planning and Zoning Board finalizes any decisions, the second reading could take place as soon as the August 11<sup>th</sup> City Council Meeting. If anything unforeseen takes place we may have to move the August 11<sup>th</sup> Council Meeting to August 18<sup>th</sup> and the second reading could take place on that date. Councilman Fleming clarified with Solicitor Krachun on when a decision needed to be made by.

**Resolutions**

**RESOLUTION NO. 21-108** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODBURY AUTHORIZING THE PLANNING BOARD OF THE CITY OF WOODBURY TO AMEND THE MASTER PLAN REGARDING CANNABIS, PURSUANT TO N.J.S.A. 40:55D-28 Ms. Crawford read the title of the resolution. Councilman Fleming made a motion to adopt the resolution, seconded by Councilwoman O'Connor. Motion approved via roll call vote resulting in the following;

Ayes 8 Councilwoman Carter, Councilman Fleming, Councilman Merinuk, Councilwoman Miller, Councilman Miller, Councilwoman Moore, Councilwoman O'Connor, Council President Hagerty  
Nays 0  
Absent 1 Councilwoman Parker  
Abstain 0

**Open to the Public**

Councilwoman O'Connor made a motion to open to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

Amanda Terpstra – 442 Poplar Ave. Woodbury Heights – Ms. Terpstra thanked council and the public to their time and dedication.

Jared Hunter – 23 N. Drexel St. – Mr. Hunter thanked council and Councilman Merinuk for having an open mind in terms of the cannabis ordinance. He expressed gratitude for the discussion and the direction we are heading. Mr. Hunter asked if the format for the summary of public comments in the agenda could be mimicked for city council meetings to capture the essence of what is discussed in these forums. Mr. Hunter also asked if council could look into a hybrid setup for council meetings now that the meetings have resumed to in-person format. He has received a lot of feedback from the public regarding not being able to physically attend, and suggested a live stream may be beneficial for more public participation. Councilwoman O'Connor and council president Hagerty answered.

Anthony Alveario – 522 Delaware St. – Mr. Alveario shared his personal experience as a consumer at dispensaries expressed he had an overall good experience. He did express his displeasure with regards to the amendment made for land use allowing cannabis commerce into center city. Mr. Alveario then referenced his handout pertaining to the GCL and described the potential tax increase residents would face by allowing the GCL to run through the city of Woodbury. He then addressed a concern being the delay in response time for police, fire and emergency procedures that would be caused directly by the traffic from the GCL, as well as the associated cost of the rail. Councilman Merinuk, Councilman Fleming and Council President

Hagerty addressed Mr. Alveario's concerns.

Hearing no one, Councilman Merinuk made a motion to close to the public, seconded by Councilman Fleming. Motion approved by unanimous voice vote.

**Adjournment**

There being no further business, Councilman Merinuk made a motion to adjourn, seconded by Councilwoman O'Connor. Motion approved by a unanimous voice vote. Meeting adjourned at 7:46 p.m.

Respectfully submitted,

*Cassidy L. Swanson*  
Cassidy L. Swanson,  
Acting City Clerk

**NOTICE PURSUANT TO N.J.S.A 10:4-8(d)**

**The items listed on this tentative agenda of the Mayor and Council President of the City of Woodbury constitutes the agenda to the extent known at the time of posting. Since this agenda is tentative, items may be added and/or deleted prior to the commencement of the meeting. Formal action may or may not be taken regarding each item listed on the final agenda.**