



# ANDOVER TOWNSHIP

SUSSEX COUNTY • NEW JERSEY

Land Use Board  
Municipal Building  
134 Newton Sparta Road  
MINUTES  
October 15, 2024  
7:30 p.m.

**CALL TO ORDER:**

Mr. Messerschmidt called the meeting to order at 7:30pm.

**PLEDGE OF ALLEGIANCE:**

Mr. Messerschmidt led everyone in a flag salute.

**OPEN PUBLIC MEETINGS ACT NOTICE:**

Mr. Messerschmidt read the following into the record:

This is an open public meeting of the Andover Township Land Use Board to be conducted in-person only at the Municipal Building, located at 134 Newton Sparta Rd., Andover, NJ 07860. Notice of this meeting was given in accordance with the Open Public Meetings Act, Chapter 231, Public Law 85. The rules are generally as stated on the agenda. No new testimony will be taken after 10:30pm. Adequate notice of this meeting has been provided, with an electronic copy posted on the Andover Township website at [www.andovertwp.org](http://www.andovertwp.org). The Township cannot guarantee the reliability of internet service and the ability of a member of the public to join the meeting. In the event that the live stream meeting is unavailable, the in-person meeting will proceed as scheduled.

**ROLL CALL:**

Michael Lensak (Class I) - Excused  
Eric Olsen (Class II) – Present  
Eric Karr (Class III) – Present  
Suzanne Howell (Class IV) – Excused  
Richard Skewes (Class IV) – Present  
Joseph Ordile (Class IV) – Present  
Krista Gilchrist (Class IV) – Present  
John Carafello (Class IV) - Present  
Sean Degan (Alternate) – Excused  
Karen Rozek (Alternate) - Present  
Paul Messerschmidt (Class IV) – Present

**Also Present:**

Richard Briigliodoro, Esq.  
Cory Stoner, PE  
Stephanie Pizzulo, Secretary

**ADMINISTRATIVE ITEMS:**

**Approval of Minutes:** September 17, 2024.

A motion to approve the minutes of the September 17, 2024 meeting was made by Ms. Gilchrist and seconded by Mr. Ordile. Roll Call: Eric Karr – yes, Joseph Ordile – yes, Krista Gilchrist – yes, John Carafello – yes. Motion carried.

**RESOLUTIONS:** None.

**ORDINANCES:** None.

**COMPLETENESS:**

1.) Woodmont Treatment Center, LLC      B:151 L: 22.02      Application # 24-9

*The applicant proposes an in-patient treatment center.*

Ms. Gilchrist said she had a conflict and stepped down from the Board and left the dais for this matter.

Mr. Ursin, Esq. said it was his understanding the application could have been deemed complete however the Board did not have a quorum at the last meeting. Mr. Stoner went over the missing items which were received by the Board and recommended the application be deemed complete.

A motion to deem the application complete was made by Mr. Ordile and seconded by Mr. Skewes. Roll Call: Eric Olsen – yes, Eric Karr – yes, Richard Skewes – yes, Joseph Ordile – yes, John Carafello – yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

**HEARINGS:** (All submitted materials can be found under the Land Use section on the Township website [www.andovertwp.org](http://www.andovertwp.org).)

1.) Woodmont Treatment Center, LLC      B:151 L: 22.02      Application # 24-9

*The applicant proposes an in-patient treatment center.*

Mr. John Ursin, Esq. of Shenk, Price said he was representing the applicant. He said a redevelopment plan had been submitted and adopted by the Township of Andover. He said this

zone has been underdeveloped for decades and the proposed use was very beneficial for Sussex County.

Mr. Ursin presented an outline of the project consisting of 15 pages entitled “Woodmont Treatment Center, New Jersey’s Premier Medical Detox and Residential Treatment Center” which was marked and entered as exhibit A-1.

Mr. Briigliodoro swore in Cheryl Semiz, COO and Tyler Kempson, CEO of Woodmont Treatment Center. Ms. Semiz said she is the co-founder and COO of Woodmont Treatment Center and the co-founder of Absolute Awakenings and said she is a person in long term recovery. Mr. Kempson said he is also a co-founder and will be the CEO of Woodmont Treatment Center. He said is also the co-founder and COO at Absolute Awakenings. He said he is also in long term recovery. Ms. Semiz said they are both co-founders of a substance abuse and mental health facility located in Morris County where they treat primary substance abuse and primary mental health and have been in operation for about five years. She said they are licensed by the Department of Health. She said they service from 110 to 130 clients at one time and employ 60 to 70 people. She said they help people get sober and help families reunite and they are anticipating providing that same service in Sussex County. Mr. Kempson said people are suffering from substance and alcohol abuse and most people who need treatment do not get the treatment they need because there are not enough resources available. He went over the data indicated on slide four entitled “Unmet Demand” of exhibit A-1. Ms. Semiz read their mission statement to the Board. Mr. Kempson said Woodmont Treatment Center is a one-of-a-kind center and there are no others like it in NJ. He said it will have a pickleball court, basketball court, courtyard, firepit, movie theater, dinning hall, state-of-the-art gym, yoga room and art room. He said they want a comfortable setting and want individuals to come to the facility and feel they are in a hotel style setting. He said they cater to working class professionals and the clients would be taking a medical leave of absence from work. The patients will come to the center, be treated and set up for long-term recovery and get them back to the workforce. The property is surrounded by trees, is tucked away in a comfortable setting. The application is proposing 62 beds; 31 detox beds and 31 residential beds. Ms. Semiz went over the five main levels of care as depicted on slide seven of exhibit A-1. She said Woodmont is providing the first two levels of care known as Detox and Residential Treatment Center which are the highest levels of care in addiction treatment. She explained detox and said it is dealing with the medical component of addiction. She said they would detox the patient in a safe environment so they can be monitored by medical staff, which is 5 to 7 days. After medical detox they would transfer in the residential treatment program. Mr. Kempson explained the staffing and said there would be medical, clinical and operations staff. He explained the various positions and said they would be offering 56 full-time employment opportunities to the local community. Ms. Semiz said it is

a campus style setting where clients are there 24 hours a day, seven days a week. She explained an average day for the clients and the staffing during the day. She said clients are there voluntarily; they are not mandated there or from prison reentry. She said clients want help and want to get sober and they are not forced to stay. She said if someone wants to leave, they have staff onsite who provide transportation to and from the facility. Mr. Kempson explained the licensing they need to operate. He said they are about 18 months into the 2-year licensing process. He said they plan to start demolition and construction in November and they are planning to open next September.

Mr. Carafello asked about the sources of income. Ms. Semiz said they have an investment pool ready to go and funds have been raised. Mr. Carafello asked if there are expansion plans. Mr. Kempson said they did not have plans to expand at this time. Mr. Carafello expressed a concern about security. Ms. Semiz said it is an at-will, adult-only facility and would have 24-hour monitoring cameras. The exterior and common areas will have cameras. Mr. Kempson said they have talked to the chief of police already.

Mr. Messerschmidt asked about the facility in Morris County. Ms. Semiz said it is out patient provider with five live in residences. Mr. Messerschmidt asked if Ms. Semiz had ever worked at an in-patient facility to which she said yes. Mr. Messerschmidt asked how the clients pay for the services. Ms. Semiz said they are a private insurance provider and most people are covered through their insurance and some pay cash. They do not accept Medicaid. Mr. Messerschmidt asked about the percentage of people who cannot afford treatment to which Ms. Semiz said they do not have that information. Mr. Kempson said there are facilities in New Jersey that provide resources for indigent or homeless population or people that don't have any private insurance. Mr. Messerschmidt asked if they take clients who have no insurance. Ms. Semiz said they accept scholarships from vetted people. She said there has never been someone who reached out for a scholarship and help that was not accepted. Mr. Messerschmidt asked if they would be fully staffed at the opening of the facility. Mr. Kempson said State guidelines regulate the number of staff per patient.

Mr. Olsen asked why there are so many people who cannot get treatment. Mr. Kempson said there are not enough resources for people who need help. Mr. Olsen asked how many people could be treated per year to which Mr. Kempson said about 700 and not all would be from Sussex County. Mr. Olsen asked how far someone would travel to a facility like this. Mr. Kempson said patients would be from the northern New Jersey area. Mr. Olsen asked about the length of stay. Ms. Semiz said it is about 30 days and explained the process. Mr. Olsen asked about the transitioning back to society. Mr. Kempson said they have case managers who set up local resources for the patients. Mr. Olsen asked if they provide programs for schools. Ms.

Semiz said she does that on a personal level. Mr. Olsen asked about the admissions operation. Ms. Semiz said it is a facility where people call in, there is an admissions assessment and then they would schedule an admission. She said their behavioral health techs pick up the client and bring them to the facility. Most admission would be between 9am and 6pm.

Mr. Karr asked if they would have employees separate from the facility in Morris County to which Mr. Kempson said yes.

Ms. Rozek asked if clients could leave the site for a run. Ms. Semiz said the clients are not just able to walk outside and go for a run on Route 206. She said clients in the detox program are not allowed to use a lot of the facility and explained how the clients are permitted to use the facility. Ms. Rozek asked if clients would exercise outside. Mr. Kempson said they have outdoor pickleball and basketball which is scheduled. Ms. Rozek asked about pharmaceutical needs. Mr. Kempson said they would have a pharmacy onsite where medication is stored and explained the deliveries. Ms. Rozek asked about the admissions staff. Ms. Semiz explained the admissions process and the call center. Ms. Rozek asked about the nursing staff. Mr. Kempson explained the staffing. Ms. Rozek asked who monitors the security cameras to which Ms. Semiz said the behavioral health techs and the operations staff.

Mr. Ordile asked if Mr. Kempson was associated with any other rehab facilities to which he said no. Mr. Ordile asked about Kempson Enterprises to which Mr. Kempson said that was his personal LLC and explained his holding companies. Mr. Ordile asked Ms. Semiz about her personal holding companies to which she explained them to the Board. Mr. Ordile asked why they did not move forward with the Montgomery Township project. Mr. Kempson said they realized it was not the right property as they progressed through the process. Mr. Ordile asked about the State audit. Mr. Kempson said they look at the patient charts, make sure they are providing the correct counseling, they have the correct medical staff onsite and the staff is seeing patients appropriately. Mr. Ordile asked about the Absolute Awakenings licensing to which Mr. Kempson explained the license. Mr. Ordile asked if there were any violations. Mr. Kempson said there will always be corrections however nothing serious. Mr. Ordile asked Mr. Kempson if he held professional licenses to which he said he did not. Mr. Ordile asked Ms. Semiz if she held any professional licenses to which she said she did not. Mr. Ordile asked if they would own the property to which Mr. Kempson said they are leasing the property from the property owners. Mr. Ordile asked what makes the facility high-end. Ms. Semiz said a lot of similar treatment centers do not have the amenities they are proposing. She said a lot of them are corporate buildings where the clients are stuck inside and they only receive group and individual therapy.

Ms. Rozek asked if they would allow food deliveries. Ms. Semiz said they would have a commercial kitchen onsite. She said clients would not have cell phones to order food from outside. She said the staff would be allowed to order food but not the clients. Ms. Semiz said clients in the detox program cannot have visitors and clients in the residential treatment can have visitors on the weekends however they cannot just show up for a visit. All visits must be schedule with a counselor and be screened. Mr. Ordile asked how they prevent someone from walking off the property. Ms. Semiz said they could leave but they would not have their cell phone and felt most people would just come to them and ask to leave. The transport would then be schedule. She said there is no need to escape. Mr. Ordile asked about the scholarships. Ms. Semiz said it is taking someone in who has no funds or ability to pay for it. Mr. Ordile asked how they plan to market the facility. Mr. Kempson said they have a marketing team that goes to hospitals, therapist, counselors, as well as online marketing. Mr. Ordile suggested they call the facility Woodmont Treatment Center at Andover. Mr. Kempson said they would consider it. Mr. Ordile asked if men and women would have separate quarters. Mr. Kempson said they would have room on separate sides of the facility. Ms. Semiz said each room has its own private bathroom.

Mr. Briadoro swore in Mr. Jason Dunn, PP with Dykstra Associates. Mr. Dunn gave his qualifications which were accepted by the Board.

Mr. Dunn presented a color version of sheet A101 and sheet A102 of the architectural plans submitted with the application consisting of two pages with a date of 6.17.24 which was marked and entered as exhibit A-2.

Mr. Dunn explained the architectural plan and the color coding he added to the exhibit. He said some rooms are one bed and some have two beds and all have a private bathroom. He explained the location of the various rooms. Mr. Dunn explained the second floor to the Board. He said the footprint of the building is 23,345 square feet and they are not proposing any additions. The second floor is 6,665 square feet for a total of 30,000 square feet. All renovations would be internal and there will be an elevator inside.

Mr. Odile asked if the proposed number of ADA compliant bathrooms was sufficient per the Board of Health. Mr. Ursin said the plans were prepared by an architect and are fully ADA compliant. Mr. Stoner asked if the applicant would agree to a condition that the building would meet all ADA requirements for a facility of this type to which Mr. Ursin agreed. Mr. Ordile asked about the doors in the corridor. Mr. Kempson said the hallway doors do not lock and there is a strict requirement that all of the floor plans need to be approved by State agencies. Mr. Ordile asked what the walk-in box was to which Mr. Dunn said it is for food refrigeration. Mr. Ordile

asked where the secured medical supplies would be to which Mr. Kempson said it would be locked in the nurse's station.

Ms. Rozek asked about a code room. Mr. Kempson said it would be in the nurse's station. He said they are not a hospital and there is no State regulation requiring it. Ms. Semiz explained the difference between a hospital detox and a non-hospital detox and said they are a non-hospital detox center. Ms. Rozek felt there should be a code room. Ms. Rozek asked if a guide dog is allowed in the facility to which Mr. Ursin said they would have to be allowed in the facility.

Mr. Olsen asked where the detox rooms would be. Mr. Kempson said all of the detox rooms are on the second floor. Mr. Olsen asked about the fire escapes. Mr. Dunn said the building would be fully sprinkled with a fire suppression system. He said there is an existing fire escape.

Mr. Messerschmidt asked about the three bedrooms next to the conference room to which Mr. Kempson said they are the single bedroom detox rooms. Mr. Messerschmidt asked about security personnel. Mr. Kempson said the patients are not a security issue.

Mr. Stoner said the Sussex County Fire Marshall's letter dated September 24, 2024 noted the fire hydrant was not functioning and would need to be upgraded. Mr. Dunn said the existing tanks could be reused with a pump system and backup power. Mr. Dunn identified the location of the existing tanks. There was a discussion on the water supply. Mr. Stoner asked for the well location to be identified on the site plan.

Mr. Dunn presented a color rendering of the site entitled "Presentation Plan" with a date of 10.8.24 which was marked and entered as exhibit A-3. Mr. Dunn said it shows the entire property and some of the surrounding areas. He said the driveway is about 750 feet long, the property is nine acres, and the building is about 900 feet from Route 206. The property is already developed with the old school building, with paved areas and a driveway which is in good repair. The applicant is proposing several improvements however there is no major grading or major land disturbance. They will add landscape areas and amenities around the campus and improve the existing parking lots. The existing basketball court needs to be redone but would be kept in the same location. They are adding a pickleball court, gathering and smoking areas. He explained the existing wooded areas, wetlands and buffers. No improvements are proposed within the buffer except a portion of the basketball court, which is maintaining what exists. The septic will go to a central septic system and the water supply is provided by wells. The septic in the courtyard will be abandoned and the pump tanks will be moved to the front of the building and pumped to the existing treatment facility on the Abbey

property. They will need DEP approval to make sure the treatment facility is adequate for this use. There will be about 21 employees onsite during the day and about 17 during the evening. There will be nine parking spaces for guests and visitors. Mr. Dunn explained the site circulation and signage. He said they have adequate parking spaces with 31 required and 52 provided. There will be lights along the driveway and the only design waiver they would need is for the distance between the lights along the driveway. They were trying to keep a residential campus feel and did not want to brighten the driveway and there would not be any pedestrian or significant traffic during the evening. He said they meet all of the design standards for the zone except for the light spacing along the driveway. There are no variances required and the project conforms to the zone and all of the performance requirements including a central sewer treatment, parking and building setbacks.

Mr. Stoner requested a night light test as a condition of approval. He said he had no stormwater comments because the increase is negligible. Mr. Stoner asked about the loading area in the back of the building and what types of deliveries they expected. Mr. Dunn said they did not expect anything more than a single axel box truck and explained the truck movements. Mr. Stoner asked about the curbing to which Mr. Dunn said it would be flush curbing for stormwater runoff. Mr. Stoner said he had no issues with the landscaping plan. Mr. Stoner felt the proposed lighting fixture was modern looking and asked why they were proposing that type. Mr. Dunn felt it complemented the mid-1950s building architecture. Mr. Stoner asked about the free-standing signage. Mr. Dunn said it will be an identification sign and not very large. Mr. Stoner asked about the façade signage. Mr. Dunn said it would be two feet high by 32 feet long. There was a discussion on the need for a variance for the two signs. Mr. Dunn said they would ask for the variance for the second sign and the total square footage of all signs.

Mr. Olsen asked about the stormwater flow. Mr. Dunn said the building sits on the high side of the property and the stormwater flows away from it and towards the wetlands. He said it is sheet runoff and there are no basin or pipes. Mr. Olsen asked if they would consider solar panels for the roof. Mr. Kempson said they may consider it in the future. Mr. Olsen asked if the rendering is what the building would look like to which Mr. Kempson said yes. He said the color palate would be the same.

Mr. Ordile asked what the peak hours were in the traffic study.

Mr. Brigliadoro swore in Mr. Owen Dykstra, PE with Dykstra Associates. Mr. Dykstra gave his qualifications which were accepted by the Board.



Mr. Dykstra said the peak hours were between 7:00am and 9:00am in the morning and 4:00pm and 6:00pm in the afternoon. Mr. Ordile asked if the outdoor fire pit was a normal incidental use for a facility of this type. Mr. Kempson felt the outdoor spaces were part of the campus feel and a place for the residents to relax. Mr. Ordile asked about the accessory structures. Mr. Dunn said they are the patio areas. Mr. Ordile asked about the freestanding sign near the front entrance. Mr. Dunn said it is a focal feature as you approach the building. There was a discussion about the sign. Mr. Dunn said they would request a variance for the second freestanding sign. Mr. Ordile asked about the HVAC equipment. Mr. Dunn said the HVAC equipment would be in the same location as it currently exists. There was a discussion if the equipment would be seen from the public view and if a design waiver would be needed. There was a discussion on the proposed fencing to which Mr. Dunn said they are proposing fencing along the back of the property. Mr. Ordile asked about the wetlands and the flow of water. Mr. Dykstra said if there is a vernal habitat it would not be affected. Mr. Ordile asked about the possible septic tanks along the driveway. Mr. Dykstra said the plans show a possible location for new tanks and is most likely mislabeled on the plans. Mr. Ordile asked if the basketball court could be moved out of the wetland buffer. Mr. Dykstra said there is not reason to move it because it currently existing and the cost to relocate it would be significant. He said it would be resurfaced. Mr. Ordile asked if they would have a sprinkler system for the landscaping. Ms. Semiz said they would hire a landscaper to maintain the landscaping. Mr. Ordile asked if a fire truck could get to the back of the facility. Mr. Dunn said the terrain is level and there would be a standpipe and the building would be fully sprinkled.

Mr. Stoner noted the sign variance needed is for the second façade sign and not the sign area as they comply with that requirement.

Mr. Ordile asked about security cameras and alarms. Ms. Semiz said they would have some type of security system as required with their license.

Mr. Messerschmidt opened the meeting to the public for questions.

With nobody coming forward, the meeting was closed to the public.

Mr. Briadoro said the applicant is seeking preliminary and final site plan approval, and also requires exceptions from design standards for the lighting along the driveway and screening the HVAC equipment. He said the applicant requires a variance for signage where two façade signs are proposed and one is permitted and for two freestanding signs where one is permitted. He went over the noted conditions.

Mr. Messerschmidt opened the meeting for public comments.

Mr. Briadoro swore in Mr. Wayne Grenewicz. Mr. Grenewicz said the rules and regulations for the meeting are not posted on the website. He asked if the applicant needed to return for the variances. Mr. Messerschmidt said they addressed the variance and the application will go to a vote.

With nobody else coming forward, the meeting was closed to the public.

A motion to approve the application with the noted waivers and conditions was made by Mr. Skewes and seconded by Mr. Olsen. Roll Call: Eric Olsen – yes, Eric Karr – yes, Richard Skewes – yes, Joseph Ordile – yes, John Carafello – yes, Karen Rozek – yes, Paul Messerschmidt – yes. Motion carried.

The Board took a five-minute break.

Ms. Gilchrist returned to the Board.

**OLD BUSINESS:**

1.) Amendments to Cannabis Ordinance

Ms. Gilchrist provided sample ordinances for the Board. Mr. Messerschmidt said the Board needed to address the types of structures allowed for the growing and processing of cannabis. Mr. Carafello expressed a concern with odor and said the Board needed to consider this issue. Mr. Karr felt the electric infrastructure would need to be upgraded. He discussed the survey for the Master Plan where the residents supported agriculture but did not want any additional cannabis facilities. There was a discussion on the electric infrastructure. Ms. Gilchrist said the term greenhouse is misleading and a better term may be grow house. There was a discussion on the electric infrastructure, odor issues and possible fires. Mr. Karr suggested tabling the matter for a year to see how other towns deal with the issues. The Board agreed to create a subcommittee whose members are Mr. Karr, Ms. Rozek and Mr. Carafello.

2.) iPads

Mr. Messerschmidt suggested purchasing a few iPads to see how it works before purchasing one for every Board Member. He said he had done some research on what would work for the Board.

**NEW BUSINESS:** None.

**LIAISON REPORTS:**

***Township Committee*** – Eric Karr

Mr. Karr said the Township Committee passed a “chicken” ordinance, which requires a license, a compliant coop and allows up to eight chickens; however, there is no selling of the eggs and no roosters.

**Environmental Commission** –Eric Olsen

Mr. Olsen said the trail kiosks will be getting updated displays and they purchased benches, which are waiting to be assembled and placed along the trail. He said they are applying for grants for the trail accessibility. He said they are volunteering to maintain the 1729 Germany Flats Cemetery off Pierce Road.

**Sustainable Andover** – Eric Olsen

Mr. Olsen said they are updating the Buy Local Guide and they are planning for the Winter Market.

**Economic Development Committee** – John Carafello

Mr. Carafello said the Township now has door decals for businesses identifying Andover Township.

**Master Plan** – Joseph Ordile

Mr. Ordile had nothing new to report.

**VOUCHERS:**

<b>Company</b>	<b>Purpose</b>	<b>Amount</b>	<b>Paid By</b>
Harold Pellow Assoc.	Engineering	142.00	Budget
Harold Pellow Assoc.	JC Farms, LLC	\$200.00	Applicant’s Escrow
Harold Pellow Assoc.	JC Farms, LLC	174.00	Applicant’s Escrow
Harold Pellow Assoc.	Canniff, William & Michelle	\$342.00	Applicant’s Escrow
Harold Pellow Assoc.	National Land Developers	\$3,558.63	Applicant’s Escrow
Harold Pellow Assoc.	Czapelski/Seidman	\$337.38	Applicant’s Escrow
Harold Pellow Assoc.	Suez Water	\$203.00	Applicant’s Escrow
Weiner Law Group	Legal	\$832.00	Budget
Weiner Law Group	Ringo Properties, LLC	\$208.00	Applicant’s Escrow
Weiner Law Group	Priority Compactor Repair, LLC	\$1,408.00	Applicant’s Escrow
Weiner Law Group	Czapelski/ Seidman	\$336.00	Applicant’s Escrow
Weiner Law Group	JC Farm	\$48.00	Applicant’s Escrow
Weiner Law Group	Canniff, William & Michelle	\$112.00	Applicant’s Escrow
Weiner Law Group	National Land Developers	\$384.00	Applicant’s Escrow
Weiner Law Group	Woodmont Treatment Center, LLC	\$240.00	Applicant’s Escrow

A motion to approve the vouchers was made by Mr. Olsen and seconded by Ms. Gilchrist. Roll Call: Eric Olsen – yes, Eric Karr – yes, Richard Skewes – yes, Joseph Ordile – yes, Krista Gilchrist – yes, John Carafello – yes Karen Rozek – yes, Paul Messerschmidt - yes. Motion carried.

**PUBLIC PORTION:**

Mr. Messerschmidt read the following into the record:

If a member of the public has a question or comment, please raise your hand and wait to be recognized by the Chairperson to speak. Please come forward when recognized and state your name and address, unless you are a registered covered person under Daniel’s Law by the Office of Information Privacy. Please refrain from asking questions or making comments about any pending application before the Board, as the applicant may not be present for cross-examination. The Chairperson has the right to limit the amount of time a person from the public has to ask questions and make comments so all members of the public may have a chance to speak.

Mr. Wayne Grenewicz said he has preapproval for cannabis cultivation and has been approached by growers however the electricity infrastructure remains a problem and there is no gas in that area. Mr. Grenewicz asked if the correspondence is acted upon to, which Mr. Messerschmidt said it would depend on what the correspondence is.

With nobody else coming forward, the meeting was closed to the public.

**CORRESPONDENCE:**

- 1.) From: Matthew Sinke, P.E. – Sussex County Division of Engineering  
Re: National Land Developers, Block 151, Lot 21
- 2.) From: Cory L. Stoner, P.E.  
Re: Resolution Compliance – Perona Realty Corporation, Block 69, Lots 8, 10 & 11
- 3.) From: Matthew Sinke, P.E. – Sussex County Division of Engineering  
Re: Woodmont Treatment Center, Block 151, Lot 22.02
- 4.) From: Sussex County Agriculture Development Board  
Re: Resolution to Allow the Construction of an Accessory Barn Structure – Block 151, Lot 22
- 5.) From: Richard Vander Ploeg – Sussex County Senior Inspector, Road Openings  
Re: Woodmont Treatment center, LLC, Block 151, Lot 22.02

**PENDING APPLICATIONS:**

- 1.) Canniff, William & Michelle – 10.29.24 Completeness and Hearing
- 2.) National Land Developers, LLC – Hearing 10.29.24
- 3.) Ringo Properties, LLC – Hearing Continuation 11.19.24
- 4.) Sussex Firearms, LLC – Completeness was discussed.

**UPCOMING MEETINGS:** October 29, 2024, November 19, 2024

**ADJOURNMENT:**

With no further business to come before the Board, a motion to adjourn was made by Ms. Rozek. It was seconded by Mr. Olsen and passed with everyone saying aye.

Respectfully submitted,

*/s/ Stephanie Pizzulo*

Stephanie Pizzulo

Land Use Administrator