



RECEIVED
DEC 15 2022

NC Clerk <clerk@neptunecitynj.com>

BY: TWS 12/27

Internal review of OPRA request - Cannabis Advisory Committee emails

1 message

Arlene Sciarappa <opra+request-37417-44d04e55@requests.opramachine.com>

Wed, Dec 14, 2022 at 9:04 PM

To: NC Clerk <clerk@neptunecitynj.com>

Dear NC Clerk,

I know individuals in this town have responded to CAC email address CAC@neptunecity.com, as well as directly to Mayor Wardell with their concerns. I am sure these could be provided, even if the names are redacted.

The only emails I have received are from Sept 2022- October 5. There was no correspondence with any CAC members prior to that time??

If other than email, i.e. phone calls, letters, etc. please supply them to me. No emails regarding appointment to the position? No minutes of any meetings held, even if by zoom? No minutes of the decision on the applications?

Please provide any further documents as requested above.

Thank you.

Yours sincerely,

Arlene Sciarappa

-----Original Message-----

Attached, please find the documents responsive to your request.

Thank you.

Please use this UNIQUE email address for all replies to this request and no other:

opra+request-37417-44d04e55@requests.opramachine.com

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:

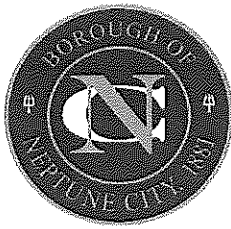
<https://opramachine.com/help/officers>

View this OPRA request & responses online:

https://opramachine.com/request/cannabis_advisory_committee_email

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.



Borough of
Neptune City
106 West Sylvania Avenue
Neptune City, New Jersey 07753

December 16, 2022

Arlene Sciarappa
opra+request-37417-44d04e55@requests.opramachine.com

Dear Ms. Sciarappa:

The Borough of Neptune City received your OPRA request for records on Thursday, December 15, 2022, the official Records Custodian C. DiCorcia Williams, received your request on December 15, 2022. As such, the seven (7) business day deadline to respond to your request is December 27, 2022. This response to your request is being provided to you on the first business day after the custodian's receipt of said request.

Your OPRA request sought access to the following:

"I know individuals in this town have responded to CAC email address CAC@neptunecity.com, as well as directly to Mayor Wardell with their concerns. I am sure these could be provided, even if the names are redacted.

The only emails I have received are from Sept 2022- October 5. There was no correspondence with any CAC members prior to that time??

If other than email, i.e. phone calls, letters, etc. please supply them to me. No emails regarding appointment to the position? No minutes of any meetings held, even if by zoom? No minutes of the decision on the applications?

Please provide any further documents as requested above".

LIST OF ALL RECORDS RESPONSIVE TO YOUR REQUEST (included the number of pages for each record)	List of all records provided, with redactions, or denied in their entirety.	If records are disclosed with redactions, give a general nature description of the redactions.	If records were denied in their entirety, give a general nature description of the record.	List the legal explanation and statutory citation for the denial of access to records in their entirety or with redactions.
	Responses to CAC email address and directly to Mayor Wardell Response – 56 pages	Redacted personal e-mail addresses and telephone numbers		Unpublished information
	The only emails I have received are from Sept 2022- October 5. There was no correspondence with any CAC members prior to that time??		No documents responsive to request	
	If other than email, i.e. phone calls, letters, etc. please supply them to me. No emails regarding appointment to the position? No minutes of any meetings held, even if by zoom? No minutes of the decision on the applications?		No documents responsive to request	

These records are being transmitted to you via OPRA MACHINE, as per your request. Pursuant to N.J.S.A. 47:1A-5. b., the cost associated with this request is \$0.00

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law, you have a right to challenge the decision by the Borough of Neptune City to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-

0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,

A handwritten signature in black ink that reads "CmDWilliams". The signature is written in a cursive, flowing style with a long horizontal stroke extending from the end.

Corinne DiCorcia Williams, RMC
Borough Clerk



CA Committee <cac@neptunecitynj.com>

Test

1 message

A Jardine <ajardine@neptunecitynj.com>

Fri, Dec 2, 2022 at 2:59 PM

To: cac@neptunecitynj.com

Sent from my iPhone



CA Committee <cac@neptunecitynj.com>

Ordinance NO 21-04

2 messages

[REDACTED]
To: "CAC@neptunecitynj.com" <CAC@neptunecitynj.com>

Sat, Dec 3, 2022 at 12:57 PM

The ordinance has to be amended prohibiting CannabisRetail stores from being located within 200ft of a residential Zone

CA Committee <cac@neptunecitynj.com>

Fri, Dec 9, 2022 at 3:03 PM

To: [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance # 21-04

2 messages

Leo G [REDACTED]
To: cac@neptunecitynj.com

Sun, Dec 4, 2022 at 1:39 PM

Amend this ordinance to prohibit cannabis retail stores adjacent to or within 200 feet of a residential zone.

Sincerely,
concerned citizen, taxpayer, voter, and active picketer

CA Committee <cac@neptunecitynj.com>
To: Leo G [REDACTED]

Fri, Dec 9, 2022 at 3:04 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number: 21-04

2 messages

Alec Baker [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Sun, Dec 4, 2022 at 1:47 PM

Dear Mayor Wardell and Neptune City Council,

Please amend ordinance number 21-04 to prohibit cannabis retail stores adjacent to or within 200 feet of a residential zone.

Sincerely,

Alec Baker
Neptune City Resident and Voter

CA Committee <cac@neptunecitynj.com>
To: Alec Baker [REDACTED]

Fri, Dec 9, 2022 at 3:04 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number: 21-04

2 messages

Pam Zielinski [REDACTED]
To: "CAC@Neptunecitynj.com" <CAC@neptunecitynj.com>

Sun, Dec 4, 2022 at 1:53 PM

I'm writing to prohibit Cannabis Retail stores adjacent to or within 200 feet of a residential zone.

There are many other locations such as the ice cream parlor that is currently for rent with an empty lot next to it, that could be paved for ample parking, and available stores within the Stop and Shop center. Please consider these possibilities as better sites for use of the sale of cannabis.

Sincerely,

Pam Zielinski and I am a concerned citizen, a taxpayer, and a voter who lives within the aforementioned residential zone!

CA Committee <cac@neptunecitynj.com>
To: Pam Zielinski [REDACTED]

Fri, Dec 9, 2022 at 3:05 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Cannabis Retail Store location

2 messages

kathleen cowling [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 5, 2022 at 6:21 AM

I have attached my letter opposing the location of the Cannabis store location.

Sincerely,
Concerned Citizen and Tax Payer

 neptune city letter december 2022.docx
13K

CA Committee <cac@neptunecitynj.com>
To: kathleen cowling [REDACTED]

Fri, Dec 9, 2022 at 3:05 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]

Kathleen Cowling
40 Riverview Avenue
Neptune City, NJ 07753


December 5, 2022

Borough of Neptune City
Attn: City Council and Mayor

I am writing this letter to protest the Cannabis Retail Stores opening in my neighborhood. I do not care that people go to Cannabis Stores, however; I do care where they are located. Why not open the store in the old "Patrick's Pub" where there is ample parking and the location is in a retail setting?

The property tax here on Riverview Avenue is high. People on Riverview Avenue have to put up with NONRESIDENTS using the park creating a very crowded parking situation over here and now you want to add to the already overcrowding situation.

In addition, shall we not forget the "Nylabone" building that was allowed even though citizens were against it?

Why ruin the area even more with a Cannabis Retail Store near our homes? WHAT ARE YOUR PEOPLE THINKING?

Please prohibit the Cannabis Retail Stores and allow them in area that is more appropriate.

Kathleen M. Cowling



CA Committee <cac@neptunecitynj.com>

Re: Amend Ordinance Number: 21-04

2 messages

Kathleen Mahoney [REDACTED]
To: "CAC@neptunecitynj.com" <CAC@neptunecitynj.com>

Mon, Dec 5, 2022 at 11:05 AM

Amend Ordinance Number : 21-04

**To prohibit Cannabis Retail Stores
adjacent to or within 200 feet of a
residential zone.**

Sincerely,

Concerned Citizen, Tax Payer and Voter

Sent from AT&T Yahoo Mail for iPhone

CA Committee <cac@neptunecitynj.com>
To: Kathleen Mahoney [REDACTED]

Fri, Dec 9, 2022 at 3:05 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number : 21-04

2 messages

Madelyn Melloy [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 5, 2022 at 12:49 PM

Good Afternoon:

Please amend ordinance number 21-04 to prohibit Cannabis Retail Stores adjacent to or within 200 feet of a residential zone.

I am particularly concerned about all of the traffic this will create in the surrounding residential neighborhoods which will be unsafe for children, adults, and pets. There are lots of young children in the area and it is unfair to them to not protect their safety.

Sincerely,

Concerned Citizen, Tax Payer and Voter

CA Committee <cac@neptunecitynj.com>

Fri, Dec 9, 2022 at 3:06 PM

To: Madelyn Melloy [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance 21-04

2 messages

Jenn Charles [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 5, 2022 at 12:58 PM

Mayor and City Council of Neptune City, New Jersey:

Amend Ordinance No.: 21-04 to prohibit cannabis retailers to be situated adjacent to or within 200' of residential zones.

Respectfully,
Jenn Charles

CA Committee <cac@neptunecitynj.com>
To: Jenn Charles [REDACTED]

Fri, Dec 9, 2022 at 3:06 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend ordinance number: 21-04

2 messages

Jamee Coleman [REDACTED]
To: cac@neptunecitynj.com

Mon, Dec 5, 2022 at 1:57 PM

Amend ordinance number: 21-04

To prohibit cannabis retail stores adjacent to or within 200 feet of residential zone.

Keep our neighborhood and children safe.

Sincerely,

Concerned citizen and voter

Sent from my iPhone

CA Committee <cac@neptunecitynj.com>
To: Jamee Coleman [REDACTED]

Fri, Dec 9, 2022 at 3:06 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend ordinance 21-04

2 messages

CJE [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 5, 2022 at 2:45 PM

Mayor and council, I urge you to prohibit cannabis retail stores adjacent to or within 200 feet of a residential zone. Furthermore, considerations should be made if this model fits into our town at all.

Thank you

Concerned citizen and voter.

--
Charles Johnson Electric
License # [REDACTED]
[REDACTED]

CA Committee <cac@neptunecitynj.com>
To: CJE [REDACTED]

Fri, Dec 9, 2022 at 3:06 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Ordinance 21-04

2 messages

Mary Lou Collins [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 5, 2022 at 4:49 PM

Honorable Mayor Wardell and Council,

I'm writing as a concerned citizen, tax payer and voter of Neptune City to respectfully request that you amend Ordinance #21-04 to prohibit cannabis dispensaries adjacent to or within 200 feet of a residential zone. I live on Boston Rd. and am very concerned about traffic, parking and loitering in the immediate residential neighborhood.

Please reconsider the decision you've made that adversely affects our neighborhood and town.

Sincerely,

Mary Lou Collins
19 Boston Rd.
Neptune City

CA Committee <cac@neptunecitynj.com>
To: Mary Lou Collins [REDACTED]

Fri, Dec 9, 2022 at 3:06 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Ordinance Number: 21-04

2 messages

Jonathan Coleman [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 5, 2022 at 8:36 PM

Happy holiday season!

Please consider amending ordinance number 21-04 to prohibit cannabis retail stores adjacent to or within 200 feet of a residential zone.

Sincerely,

Concerned Citizen, Tax Payer and Voter

Get Outlook for IOS

CA Committee <cac@neptunecitynj.com>
To: Jonathan Coleman [REDACTED]

Fri, Dec 9, 2022 at 3:06 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend ordinance number 21-04

2 messages

Joyce Winberry [REDACTED]
To: CAC@neptunecitynj.com

Mon, Dec 5, 2022 at 9:21 PM

To prohibit Cannabis Retail Stores adjacent to or within 200 feet of a residential home.

Sincerely,
Concerned Citizen
Sent from my iPad

CA Committee <cac@neptunecitynj.com>
To: Joyce Winberry [REDACTED]

Fri, Dec 9, 2022 at 3:06 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Please Amend and/or Repeal Ordinance number 21-04

2 messages

Jeffry Nielsen [REDACTED]
To: CAC@neptunecitynj.com

Tue, Dec 6, 2022 at 6:38 PM

Dear Elected Officials of Neptune City:

I write asking you to Amend and/or Repeal Neptune City Ordinance 21-04 so that the sale of Cannabis cannot take place near a residential neighborhood. I envision an amended Ordinance akin to drug (CDS) distribution within 1000 feet of a school zone law New Jersey has in its Criminal Code. By amending Ordinance 21-04, local government officials will be protecting its voting citizenry, neighborhoods, property values and children.

Drafted properly, the amended Neptune City Cannabis Ordinance can also open up this new (as of yet untested) industry to business without exposing its residents to the negative spill-over/ripple effects associated with (what society called just a short while ago) - drug users. The Ordinance needs balance and needs to take into account Neptune City's unique borders and the beauty of its special neighborhoods.

If the Ordinance remains as presently written, it will be challenged and the matter will likely be tied up in litigation for an extended period. Placing the matter in *judicial limbo*, without a foreseeable conclusion date - helps no one. However, amending the ordinance so that Cannabis businesses cannot operate in close proximity to residential neighborhoods allows (1) the residents to feel and be safe, (2) allows the Cannabis industry businesses to move forward and (3) allows the Neptune City municipal government to properly balance the legitimate concerns of the town's residents, with the business goals of Cannabis entrepreneurs. Amending Ordinance 21-04 is a *Win-Win* for everyone. To move ahead with the Ordinance as presently written is a Loss for Neptune City residents and places its citizenry and property values squarely in harm's way. You were elected because you wanted to help the people of Neptune City. You appeared to care about the residents of Neptune City and expressed concern over Neptune City's future. Show us you still care. Don't do a 180. "Do the Right Thing." Please amend Ordinance 21-04. Thank you.

Respectfully,

Jeff Nielsen.

CA Committee <cac@neptunecitynj.com>
To: Jeffry Nielsen [REDACTED]

Fri, Dec 9, 2022 at 3:07 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number 21-04

2 messages

Wed, Dec 7, 2022 at 5:00 AM

To: "CAC@Neptunecitynj.com" <CAC@neptunecitynj.com>

As a concerned citizen, tax payer and voter I am writing to support the effort to prohibit the establishment and operation of Cannabis Retail Stores adjacent to or within 200 feet of a residential zone.

John V Caulfield

CA Committee <cac@neptunecitynj.com>

Fri, Dec 9, 2022 at 3:07 PM

To: [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance 21-04

2 messages

Isaac Loveland [REDACTED]
To: cac@neptunecitynj.com

Fri, Dec 9, 2022 at 1:00 PM

Hi my name is Isaac Loveland. I live at 31 Boston Rd, Neptune City. I am emailing you to try and change the towns mind on putting any marijuana dispensaries at the corner of 35 and steiner ave. I want to start out by saying I am for legalizing weed and I'm for having a dispensary in the town. I think the 2% tax given directly to the town is great. I go to the zen leaf in neptune and would much rather see that tax going to our town then neptune.

With that being said, I've also witnessed first hand the amount of people that go to the dispensaries. I've been to neptune, Lawrence, and Eatontown. Each of those sites is significant larger than the antique store and pizza shop on 35, with larger parking lots. Even with the large parking lots, this sits still fill up the parking and end up causing people to park in other businesses parking lots. The amount of people that would be coming to the these stores, if you allow them to open, would cause traffic in the area to sky rocket. With no illegal "overflow" parking lots from other businesses, these people will be parking on and driving down all the residential streets.

Please take a second to reassess what we are capable of doing within our town. I understand that a large percentage of the town voted in favor of this ordinance, me included, but I don't think we understood what that meant from a logistical standpoint. Those types of businesses can not fit in those locations.

We need to observe the other sites and preemptively ammend the ordinance to protect residential areas and insure the future sites are large enough, have sufficient parking, and adequate egress on to major roads that won't cause people to drive through residential streets.

Thank you for you time and your consideration,

CA Committee <cac@neptunecitynj.com>
To: Isaac Loveland [REDACTED]

Fri, Dec 9, 2022 at 3:07 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Stop the Cannabis Stores/Mayor and City Council

2 messages

Babette Kaminski [REDACTED]
To: "CAC@Neptunecitynj.com" <CAC@neptunecitynj.com>

Sat, Dec 10, 2022 at 9:06 AM

As an extremely concerned tax payer and voter, I am very disappointed to hear that this town would even consider allowing cannabis stores into our neighborhood, no less welcoming them. I am a mother and a nurse. I do not want these stores houses away from my home at 18 Steiner Ave. Our street is busy enough with all the people cutting through and traffic at night in the summer from the Headliner as well as all other times of the year. Now you know that the Headliner crowd will be drawn to such a site. Not to mention the danger of drivers on the street, the lack of parking will now make it even more difficult for me to find a parking space in front of my house. Having a store like this will draw ALL kinds of people into a very safe neighborhood.

I am not opposed to pot smoking, let me be clear. I understand this is ok by law. I am sure there will be many places opening up. There will be many places to buy marijuana. It does NOT have to be in my neighborhood!!! I am very angry by this because I feel it shows a lack of respect for the comforts and safety of home and the citizens of this community. Not everything should be thrown away to make a buck. I am sure this is what it is all about!!

I am writing to express my opinion and ask you to amend ordinance Number:21-04 to prohibit Cannabis Retail Stores adjacent to or within 200 feet of a residential Zone. Find some other place for these stores!! To destroy a nice neighborhood to make a money is disgraceful!! You have to answer to the voting people of this town who have voted you into office and asked you to be our leader and protector. Put quite simply, DO THE RIGHT THING! If you do not protect the town image and integrity, no one will want to live here!

Sincerely, Babette Kaminski

Disappointed Tax Payer, Voter, and Responsible Citizen. WE CAN DO BETTER THAN THIS!

CA Committee <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 8:51 AM

To: Babette Kaminski [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number :21-04

2 messages

Kevin Ryan [REDACTED]
To: CAC@neptunecitynj.com

Sat, Dec 10, 2022 at 6:06 PM

I'm writing this email in the hope that you would logically prohibit Cannabis retail stores adjacent to or within 200 ft of a residential zone.

Sincerely,

Concerned Neptune City citizen, tax payer and voter

CA Committee <cac@neptunecitynj.com>
To: Kevin Ryan [REDACTED]

Mon, Dec 12, 2022 at 8:51 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance: 21-04

2 messages

Elaine Lew [REDACTED]
To: CAC@neptunecitynj.com

Sat, Dec 10, 2022 at 6:07 PM

This email is to express that there is a dire need to amend ordinance 21-04 and prohibit cannabis retail stores adjacent to or within 200 feet of a residential zone.

Sincerely,
Concerned Citizen, Tax Payer and Voter

Sent from my iPhone

CA Committee <cac@neptunecitynj.com>
To: Elaine Lew [REDACTED]

Mon, Dec 12, 2022 at 8:52 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number : 21-04

2 messages

Megan Heugle [REDACTED]
To: cac@neptunecitynj.com

Sun, Dec 11, 2022 at 4:00 PM

Good Afternoon:

Please amend ordinance number 21-04 to prohibit Cannabis Retail Stores adjacent to or within 200 feet of a residential zone.

Sincerely,

Concerned Citizen, Tax Payer and Voter

CA Committee <cac@neptunecitynj.com>
To: Megan Heugle [REDACTED]

Mon, Dec 12, 2022 at 8:52 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ord. 21-04

2 messages

Rachel McGreevy [REDACTED]
To: "CAC@neptunecitynj.com" <CAC@neptunecitynj.com>

Sun, Dec 11, 2022 at 5:22 PM

Dear Mayor Wardell and Members of the City Council,

I am writing to urge you to amend Ordinance 21-04, relating to cannabis retail. Please amend this ordinance to prohibit cannabis retail within 200 ft of a residential zone.

Further input and examination of neighborhood impact related to traffic flow and parking are needed to create a sound policy around commercial land use in our neighborhood.

Thank you for your consideration and efforts on behalf of the residents.

Best

Rachel McGreevy
2 Steiner Ave.
Neptune City
[REDACTED] (mobile)

CA Committee <cac@neptunecitynj.com>
To: Rachel McGreevy [REDACTED]

Mon, Dec 12, 2022 at 8:52 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number: 21-04

2 messages

Amy Zagrabelny [REDACTED]
To: cac@neptunecitynj.com

Sun, Dec 11, 2022 at 5:26 PM

AMEND ORDINANCE NUMBER : 21-04

To prohibit Cannabis Retail Stores adjacent to, or within 200 feet of a residential zone.

Sincerely,

Amy Zagrabelny

Concerned Citizen, Tax Payer & Voter

CA Committee <cac@neptunecitynj.com>
To: Amy Zagrabelny [REDACTED]

Mon, Dec 12, 2022 at 9:00 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance 21-04

2 messages

[REDACTED]
To: CAC@neptunecitynj.com

Sun, Dec 11, 2022 at 6:40 PM

Dear Mayor Wardell and Members of City Council,

I am writing to urge you to amend Ordinance 21-04, relating to cannabis retail. Please amend this ordinance to prohibit cannabis retail within 200 ft of a residential zone.

Further input and examination of neighborhood impact related to traffic flow and parking are needed to create a sound policy around commercial land use in our neighborhood.

Thank you for your consideration and efforts on behalf of our residents.

Sincerely,

Liz Morris
45 Green Ave
Neptune City NJ 07753

Sent from the all new AOL app for iOS

CA Committee <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 9:01 AM

To: [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance #21-04

2 messages

Jane O'Brien [REDACTED]
Reply-To: Jane O'Brien [REDACTED]
To: "CAC@Neptunecitynj.com" <CAC@neptunecitynj.com>

Sun, Dec 11, 2022 at 6:41 PM

Please Amend Ordinance #21-04

To prohibit Cannabis Retail Store adjacent to or within 200 feet
of a residential zone.

Sincerely,

Jane O'Brien

Concerned Citizen, Tax Payer and Voter

CA Committee <cac@neptunecitynj.com>
To: Jane O'Brien [REDACTED]

Mon, Dec 12, 2022 at 9:01 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to
moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Cannabis

2 messages

To: [REDACTED]
cac@neptunecitynj.com

Sun, Dec 11, 2022 at 6:50 PM

Mayor Wardell, I do not want cannabis dispensaries located near Neptune city residential areas.

I am not opposed to dispensaries, however I see how much traffic, security and parking is needed at (for example zen leaf) and the proposed locations at Horseman Antiques and Santinos are not adequate.

John Annunziata
1 Bay Breeze Way

Sent from my T-Mobile 5G Device

CA Committee <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 9:02 AM

To: [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Cannabis retail stores

2 messages

Georgia Kaminski [REDACTED]
To: CAC@neptunecitynj.com

Sun, Dec 11, 2022 at 8:42 PM

Just moved into Neptune city because I thought it was a good area for my children. Been keeping up to date with the improvement of the city before making the move. How disappointed I am to find a cannabis store in my backyard. Set it up in Camden not a city that you are trying to improve. You will never get my vote if this goes through. I am sure it all boils down to money but stop and think of the impact it will have on home sales and local businesses. Good leaders should require an environment that's supportive and suitable for its people. A tax payer and voter

CA Committee <cac@neptunecitynj.com>
To: Georgia Kaminski [REDACTED]

Mon, Dec 12, 2022 at 9:02 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance 21-04

2 messages

Irene Hunt [REDACTED]
To: CAC@neptunecitynj.com

Mon, Dec 12, 2022 at 7:44 AM

Dear Mayor Wardell and Members of the City Council,

Please listen carefully to our concerns and amend Ordinance 21-04, relating to cannabis retail. Please amend this ordinance to prohibit cannabis retail within 200 ft of a residential zone.

Further input and examination of neighborhood impact related to traffic flow and parking are needed to create a sound policy around commercial land use in our neighborhood.

Thank you for your consideration to this important matter, as it has long term consequences to our small town.

Irene Hunt
70 Riverview Ave

CA Committee <cac@neptunecitynj.com>
To: Irene Hunt [REDACTED]

Mon, Dec 12, 2022 at 9:16 AM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

(no subject)

2 messages

Robert Lynch [REDACTED]
To: cac@neptunecitynj.com

Sat, Dec 10, 2022 at 2:33 PM

Robert Lynch [REDACTED]
To: cac@neptunecitynj.com

Mon, Dec 12, 2022 at 8:00 AM

On Sat, Dec 10, 2022, 2:33 PM Robert Lynch [REDACTED] wrote:



CA Committee <cac@neptunecitynj.com>

Cannabis

2 messages

Laura McLaughlin [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 11:06 AM

I live on riverview ave and I am so totally against these plans. There is enough traffic in our area we do not need strangers coming around.

CA Committee <cac@neptunecitynj.com>

To: Laura McLaughlin [REDACTED]

Mon, Dec 12, 2022 at 4:11 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number: 21-04

2 messages

Marisa Czajkowski [REDACTED]
To: "CAC@Neptunecitynj.com" <CAC@neptunecitynj.com>

Mon, Dec 12, 2022 at 3:07 PM

Dear Mayor and City Council,

Please amend ordinance 21-04

To prohibit Cannabis Retail Stores adjacent to or within 200 feet of a residential zone.

I live on Steiner Avenue. The traffic on our Street is already a huge concern and issue. Also the intersection of Rt 35 and Steiner is already dangerous and has many issues that really need to be addressed.

Sincerely,

Marisa Czajkowski

CA Committee <cac@neptunecitynj.com>
To: Marisa Czajkowski [REDACTED]

Mon, Dec 12, 2022 at 4:11 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number: 21-04

2 messages

Marianne Moscatt [REDACTED]
To: "CAC@neptunecitynj.com" <CAC@neptunecitynj.com>
Cc: [REDACTED]

Mon, Dec 12, 2022 at 4:13 PM

Greetings Mayor Wardell and the Cannabis Advisory Committee,

Please give serious consideration to not allowing any Cannabis Retail Stores to be located within the direct area of a residential zone. I have grave concerns regarding the proposal for retail cannabis dispensaries to be located at the former Horseman Antiques and the Santino's Pizza on Route 35. This is far to close to the residential community, and could significantly impact our quality of life. I hope you would take this into account and find a more appropriate location. Thank you for your assistance.

Sincerely,

Marianne E. Moscatt

Neptune City Resident

CA Committee <cac@neptunecitynj.com>
To: Marianne Moscatt [REDACTED]

Mon, Dec 12, 2022 at 4:37 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]

Stop cannabis, retail store

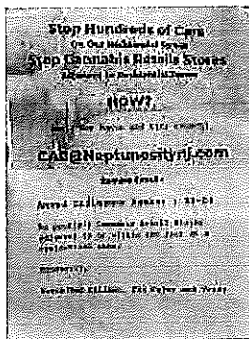
2 messages

timothy mcnamara [REDACTED]
To: CAC@neptunecitynj.com

Mon, Dec 12, 2022 at 4:24 PM

I live on Boston Rd., Neptune city I am opposed to the cannabis store being four doors away from my home, on the street with many young families, which have made this place a special place to live. I realize this is money grab for our town in tax. There are enough cannabis retailers in the area we don't need to follow suit just for money. It will make a nightmare. Traffic situation. I am someone with a lot of free time, and a lot of money And I will personally make the time to oust the city officials who we voted for to protect our interests out of office. Neptune city is a very special place to live in. Please don't ruin it.

Thanks,
Tim



Resized_20221209_110824.jpeg
1003K

CA Committee <cac@neptunecitynj.com>
To: timothy mcnamara [REDACTED]

Mon, Dec 12, 2022 at 4:38 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

On Mon, Dec 12, 2022 at 4:24 PM timothy mcnamara [REDACTED] wrote:

I live on Boston Rd., Neptune city I am opposed to the cannabis store being four doors away from my home, on the street with many young families, which have made this place a special place to live. I realize this is money grab for our town in tax. There are enough cannabis retailers in the area we don't need to follow suit just for money. It will make a nightmare. Traffic situation. I am someone with a lot of free time, and a lot of money And I will personally make the time to oust the city officials who we voted for to protect our interests out of office. Neptune city is a very special place to live in. Please don't ruin it.

Thanks,
Tim

**Stop Hundreds of Cars
On Our Residential Street
Stop Cannabis Retail Stores
Adjacent to Residential Zones**

HOW?

Email The Mayor and City Council

CAC@Neptunecitynj.com

Sample Email :

Amend Ordinance Number : 21-04

**To prohibit Cannabis Retail Stores
adjacent to or within 200 feet of a
residential zone.**

Sincerely,

Concerned Citizen, Tax Payer and Voter



Cannabis Retails Stores

2 messages

Kipp Koenig [REDACTED]
To: CAC@neptunecitynj.com

Mon, Dec 12, 2022 at 4:57 PM

Hello -

I was given this email address and am writing to express my extreme concern for the planned opening of not one but TWO cannabis stores at the streets entering my neighborhood.

I have two homes: 21 Boston Road, and 12 Oak Terrace.

I ABSOLUTELY OPPOSE these businesses being opened right next to our regular little neighborhood.

My primary concern is with traffic and parking, and its impact on safety.

- We have lots of children and pets in the neighborhood, and people are always out walking and biking.
- There will be exits from the planned locations directly onto Steiner, and potentially Oak Terrace, sending what I fear will be a huge influx of additional traffic into our neighborhood streets.
- As it is, especially in the summer, traffic can fill up on our streets with overflow parking from Kelly's.
- There are already routinely cars racing through the neighborhood to get from the Michael's Motorcars to Michael's detail shop.
- There are routinely car accidents on the section of 35 winding around Kellys involving cars going much faster than the posted speed limit, with loud crashes we can all hear in the neighborhood, even back on Boston road, followed by all traffic getting routed through the neighborhood down Steiner and across Boston road back on to 35.
- In a remarkably similar situation, my sister lives across the street from a newly opened Cannabis store in Michigan and it has dramatically changed the traffic situation in her neighborhood. People (mostly middle aged, from wealthy neighboring towns where they DON'T allow the sale of cannabis, a situation just like ours) descend upon the small town of Whitmore Lake Michigan and sit in their cars waiting to go in. Traffic on the street often grinds to a halt now (imagine something kind of like the bridge traffic going down to Belmar on a summer Friday afternoon) with running cars backing up while they wait in line. The impact is felt all the way out on the highway exit with many added cars coming and going.
- I have asked a number of people in this neighborhood what they think of putting dispensaries at the end of BOTH streets, exiting directly into the neighborhood, and none of them - not surprisingly - are in favor.

I urge you to rethink this before it permanently alters and degrades the quality of life in our neighborhood. Surely there are better locations.

Regards,

Kipp Koenig

CA Committee <cac@neptunecitynj.com>
To: Kipp Koenig [REDACTED]

Mon, Dec 12, 2022 at 5:31 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Cannabis zoning

2 messages

JT King [REDACTED]
Reply-To: JT King [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 5:52 PM

Mayor, council and residents,

I very much appreciate that cannabis business will not be prohibited in Neptune City. You have wisely listened to the people and acted accordingly. It is admirable that you are ending the stigma against cannabis that was fueled for so many decades with racist propaganda.

The current proposed sites are appropriate in my opinion. If anything it would be better to allow cannabis business anywhere on the RT 35 corridor.

Let us take advantage of the opportunity to establish new businesses with good jobs and economic growth for the community.

Sincerely,

Jeffrey King

24 Elizabeth Parkway

Eatontown

CA Committee <cac@neptunecitynj.com>

To: JT King [REDACTED]

Thu, Dec 15, 2022 at 1:51 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Amend Ordinance Number: 21-04

2 messages

To: CAC@neptunecitynj.com

Mon, Dec 12, 2022 at 6:54 PM

Please amend Ordinance Number 21-04 to prohibit Cannabis Retail Stores adjacent to or within 200 feet of a residential zone.

Sincerely,

Concerned Citizen, Tax Payer and Voter

CA Committee <cac@neptunecitynj.com>

To: [REDACTED]

Thu, Dec 15, 2022 at 1:51 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Cannabis

4 messages

Laura McLaughlin [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 11:06 AM

I live on riverview ave and I am so totally against these plans. There is enough traffic in our area we do not need strangers coming around.

CA Committee <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 4:11 PM

To: Laura McLaughlin [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]

Laura McLaughlin [REDACTED]
To: CA Committee <cac@neptunecitynj.com>

Mon, Dec 12, 2022 at 7:49 PM

Thank you for your response.
This will be a nightmare. Our small area here that we pay alot of taxes will be totally disrupted.

[Quoted text hidden]

CA Committee <cac@neptunecitynj.com>

Thu, Dec 15, 2022 at 1:52 PM

To: Laura McLaughlin [REDACTED]

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



CA Committee <cac@neptunecitynj.com>

Cannabis Concerns

1 message

Linda Colucci [REDACTED]
To: "cac@neptunecitynj.com" <cac@neptunecitynj.com>

Tue, Dec 13, 2022 at 2:01 PM

Please find attached my concerns regarding the Cannabis dispensary propped for West Sylvania.

Sincerely,
Linda Colucci



Cannabis Dispensary.docx

8K

Linda Colucci
37 Windsor court
Neptune City, NJ 07753
[REDACTED]

Dec. 13, 2022

Dear Mayor Wardell and Cannabis Advisory Committee,

While I have been unable to attend the Council meetings I do watch everyone live. I would like to add my concerns to the list you received at last night's meeting. I would like to first state that it is not the Cannabis Dispensary that I disapprove of, it's the location of not one but two within a block of each.

My first major concerns are what will be cars parking up and down the side streets, should cars be parked on both sides of the street, could emergency vehicles be able to pass??? Would there be a delay in getting to a fire and/or a medical emergency??

Second, Mayor Wardell, you mentioned last night that our shared services with Neptune has seen an uptick and therefore costing Neptune City more money. The probability of accidents occurring at the Steiner intersection will be greatly increased with 2 dispensaries on West Sylvania, thereby again increasing the need for shared services. The cost will go up again.

Third, while the dispensary may be required to have guards on site, their guards will not go off site should there be any car/parking issues on the side streets. They also will manage crowd control off site either, say the line goes from building to the side street (lines seen at other locations should be anticipated). Our officers would then be called for any problems. How many officers will have to patrol the Memorial Park, it is already difficult to enforce the no smoking there.

My second and third concerns will surely add to the Neptune City budget eating away at the 2% you will receive.

My last concerns as expressed by others last night are found below.

1. I don't feel that the 2 dispensaries should be located within 600 ft of each other.
2. There should be a buffer zone between the dispensary and the residential neighborhood.
3. Neither site has sufficient parking based on the number of spots in use at the dispensary in Neptune and Eatontown.
4. Cars may be idling on the side street during the cold winter days and hot summer days, who will endorse that state no idling laws???

5. Safety of kids crossing the streets in the area, especially during the active summer months.
6. This section of Neptune City is already overburdened with cars and traffic from Kelly's, it's unfair to have to have them deal with more traffic.

I want to thank you and the committee for taking the time to revisit the ordinance and taking all the community's concerns into account. Please let's do it right the first time and not have to go backwards to deal with ensuing problems.

Sincerely,

Linda Colucci
37 Windsor Court



CA Committee <cac@neptunecitynj.com>

Cannabis location

2 messages

To: CAC@neptunecitynj.com

Wed, Dec 14, 2022 at 3:54 PM

Good afternoon Mayor Wardell,

I am a resident and tax payer of Neptune City. My family and I have been residents of our town for 30 + yrs.

When we decided to move our family here, it was because of the size of the town and the people. (Very family oriented)

Over the years we have seen many changes, some we agreed with and some we didn't agree with.

I did not vote for the cannabis dispensary for our town. Quite frankly I don't feel that is a positive thing for Neptune City,

(Other than the revenue that will be generated, which is why I feel the government in our town is for it.) It passed, OK so be it.

The locations chosen in my opinion are poor locations, lack of good judgement. Neither place is in a safe location for this type of

business. Should not be in a residential area and definitely not in a school zone where children will be exposed to it.

I can't really think of a safe area in Neptune City for a dispensary of cannabis. Hopefully, Mr. Mayor you actually read my

concerns, if you do thank you for your time.

PS There are other location people can get can Cannabis, if they want to spend their hard earned money, they won't

mind a little bit of a drive.

I Know it won't change the vote, but hopefully the location.

D. Megill

CA Committee <cac@neptunecitynj.com>

To: [REDACTED]

Thu, Dec 15, 2022 at 1:53 PM

Thank you for reaching out. Your input is greatly appreciated and will be reviewed and considered prior to moving forward.

[Quoted text hidden]



A Wardell <awardell@neptunecitynj.com>

[Neptune City, NJ] Cannabis Dispensaries (Sent by Linda Colucci,**Contact form at Neptune City, NJ** <[REDACTED]>

Tue, Dec 13, 2022 at 2:05 PM

Reply-To: [REDACTED]
To: awardell@neptunecitynj.com

Hello awardell,

Linda Colucci ([REDACTED]) has sent you a message via your contact form (<https://www.neptunecitynj.com>
[REDACTED]) at Neptune City, NJ.If you don't want to receive such e-mails, you can change your settings at <https://www.neptunecitynj.com> [REDACTED]

Message:

Mayor Wardell

Please find attached my letter of concerns. I also sent to the Cannabis Committee. Thank you for asking for the communities input, while I did not attend last night's meeting I did watch. I also appreciate that all your meetings are live virtually so I can always "attend". It is appreciated.

Sincerely,
Linda Colucci **cannabis_dispensary.docx**
8K

Linda Colucci
37 Windsor court
Neptune City, NJ 07753
[REDACTED]

Dec. 13, 2022

Dear Mayor Wardell and Cannabis Advisory Committee,

While I have been unable to attend the Council meetings I do watch everyone live. I would like to add my concerns to the list you received at last night's meeting. I would like to first state that it is not the Cannabis Dispensary that I disapprove of, it's the location of not one but two within a block of each.

My first major concerns are what will be cars parking up and down the side streets, should cars be parked on both sides of the street, could emergency vehicles be able to pass??? Would there be a delay in getting to a fire and/or a medical emergency??

Second, Mayor Wardell, you mentioned last night that our shared services with Neptune has seen an uptick and therefore costing Neptune City more money. The probability of accidents occurring at the Steiner intersection will be greatly increased with 2 dispensaries on West Sylvania, thereby again increasing the need for shared services. The cost will go up again.

Third, while the dispensary may be required to have guards on site, their guards will not go off site should there be any car/parking issues on the side streets. They also will manage crowd control off site either, say the line goes from building to the side street (lines seen at other locations should be anticipated). Our officers would then be called for any problems. How many officers will have to patrol the Memorial Park, it is already difficult to enforce the no smoking there.

My second and third concerns will surely add to the Neptune City budget eating away at the 2% you will receive.

My last concerns as expressed by others last night are found below.

1. I don't feel that the 2 dispensaries should be located within 600 ft of each other.
2. There should be a buffer zone between the dispensary and the residential neighborhood.
3. Neither site has sufficient parking based on the number of spots in use at the dispensary in Neptune and Eatontown.
4. Cars may be idling on the side street during the cold winter days and hot summer days, who will endorse that state no idling laws???



Gmail

A Wardell <awardell@neptunecitynj.com>

[Neptune City, NJ] Please amend ordinance 21-04 (Sent by Tina and Ernst Roberts , [REDACTED])

Contact form at Neptune City, NJ [REDACTED]

Mon, Dec 5, 2022 at 5:29 PM

Reply-To: [REDACTED]

To: awardell <awardell@neptunecitynj.com>

Hello awardell,

Tina and Ernst Roberts ([REDACTED]) has sent you a message via your contact form ([https://www.neptunecitynj.com/\[REDACTED\]](https://www.neptunecitynj.com/[REDACTED])) at Neptune City, NJ.

If you don't want to receive such e-mails, you can change your settings at [https://www.neptunecitynj.com/\[REDACTED\]](https://www.neptunecitynj.com/[REDACTED])

Message:

Hi Andrew,

Please amend ordinance 21-04 to prohibit cannabis retail stores adjacent or within 200 feet of a residential zone.

Only you and council can make this happen. You are well aware of our concerns.

Please support the residents who elected you!

Thank you!!

Tina and Ernie Roberts

15 Oak Terr

31 year resident homeowners on Oak Terr.



A Wardell <awardell@neptunecitynj.com>

[Neptune City, NJ] Cannabis Ordinance (Sent by Arlene Sciarappa, [REDACTED])

Contact form at Neptune City, NJ [REDACTED]

Sun, Dec 4, 2022 at 9:45 AM

Reply-To: [REDACTED]

To: awardell <awardell@neptunecitynj.com>

Hello awardell,

Arlene Sciarappa ([REDACTED]) has sent you a message via your contact form ([https://www.neptunecitynj.com/\[REDACTED\]](https://www.neptunecitynj.com/[REDACTED])) at Neptune City, NJ.

If you don't want to receive such e-mails, you can change your settings at [https://www.neptunecitynj.com/\[REDACTED\]](https://www.neptunecitynj.com/[REDACTED])

Message:

As you may know, I have been working with a group of residents who have concerns regarding the Cannabis ordinance that has been passed in Neptune City, and would like to see more restrictions/limitations placed on the current ordinance. Please confirm for me that what you are introducing to the council at the December 12 meeting is a withdrawal of the proposed amendment to the ordinance 2022-15, which expands the zone where establishments may be located to the highway commercial zone. Some residents believe that the whole ordinance will be withdrawn, leading to a ban. I do not think that is the intent/case. From what I gather from your letter, you are open to listening to residents regarding other limitations on the ordinance that we do have. It is my understanding that once the town has voted to allow a cannabis business in town, that we are locked in for 5 years. Is that correct? I want to make sure that we have the correct information on the status of the ordinance and the possibility of adding restrictions to it at this point. Thanks for listening.

Best,

Arlene



A Wardell <awardell@neptunecitynj.com>

[Neptune City, NJ] Weed shops on my corner? Really? (Sent by Patrick McMillan, [REDACTED])

Contact form at Neptune City, NJ [REDACTED]

Fri, Oct 28, 2022 at 2:07 PM

Reply-To: [REDACTED]
To: awardell <awardell@neptunecitynj.com>

Hello awardell,

Patrick McMillan [REDACTED] has sent you a message via your contact form (<https://www.neptunecitynj.com>) at Neptune City, NJ.If you don't want to receive such e-mails, you can change your settings at <https://www.neptunecitynj.com> [REDACTED]

Message:

Patrick McMillan
21 Oak Terrace, Neptune City
[REDACTED]

Hello,

***Any extra note on this to the Mayor, and Ms. Pappas and Mr. Thomas....I am a registered Republican and I ALWAYS vote. I am so disgusted by this decision that I may simply not lever for you at all. I am not voting for the other two either, but you may have lost my support.**

It appears that Neptune City is about to approve not one, but two marijuana retailers on essentially the same corner in my neighborhood. This seems ridiculous and excessive. This also puts these two establishments with easy walking/stumbling distance to a bar on the next corner, Kelly's Tavern. There is also a bar across rt 35, Patrick's. Going around the corner, you have the Headliner, and Sunsets. While these are in Neptune, these are essentially problem businesses in the summer for our neighborhood already. The other way, we have Pete and Elda's. This is already a drinking corridor, and attracts a lot of out of town issues in the summer. Is this really necessary? One is bad enough, two is absurd. I don't think anyone is taking into account the issues we already deal with in the Oak Terrace, Boston Way, Steiner Avenue area. This always seems to be an overlooked area. In particular, Oak Terrace. We already have parking issues, we already have traffic issues going in and out of Kellys, or flying up the street and realizing they can't make a left on 35 and flying back to Boston. We already have people smoking marijuana in cars here in the summer.....some may be Headline patrons, but it ends up in the neighborhood. I suspect Kelly's has enough of an issue trying to keep track of the drinking customers, now we are putting legal weed withing easy walking and driving distances. We have cars all over the street most days as we have a lot of renters in some properties, one probably has six vehicles parked on the street most evenings. We also see a lot of illegal left hand turns out of Kelly's already.

My point is that this is just going to make an already bad situation here, worse.

I have also witnessed the behavior around another one of these facilities in Eatontown near where I work. There are often lines outside, parking issues, and bad (probably "under the influence") driving issues....and that is during the day. What happens at night? What happens in the summer? Are we trying to be a weed destination town? We are already a drinking destination. How about we build a casino and look into a brothel next? I am obviously exaggerating, but this is an obvious safety issue.

If I really though people were coming in, buying marijuana, and going home no problem. However, I am pretty sure there will be a fair amount staying in the neighborhood and used in the neighborhood. We are seeing this even now, people feel 100% comfortable smoking dope in their car, and going to the store, a bar, or driving around. Now we are just making it easy.

I do take some issue as well that this is also completely harmless. I know a lot of people who have had or do have substance abuse problems. All of them, use marijuana concurrently. This means that people with serious problems will now be attracted to this area to get their "legal" drugs. I simply know this is how this game is played. People get their legal stuff, their illegal stuff, and it blurs the line if you get caught doing something. It can also mask the use of harder drugs.....I have seen this in my own family....so again, I don't believe that this is a completely law abiding responsible clientele that advocates for this claim.

I understand you approved this in 2020. This was probably a mistake then. However, it is a settled matter I suppose. However, allowing two of these in this location looks to me that you were all short sighted back then in approving two, and



A Wardell <awardell@neptunecitynj.com>

[Neptune City, NJ] Amend Ordinance Number: 21-04 (Sent by Marianne Moscatt, [REDACTED])

Contact form at Neptune City, NJ [REDACTED]

Mon, Dec 12, 2022 at 4:09 PM

Reply-To: [REDACTED]

To: awardell <awardell@neptunecitynj.com>

Hello awardell,

Marianne Moscatt ([REDACTED]) has sent you a message via your contact form (<https://www.neptunecitynj.com>) at Neptune City, NJ.

If you don't want to receive such e-mails, you can change your settings at <https://www.neptunecitynj.com> [REDACTED]

Message:

Greetings Mayor Wardell,
Please give serious consideration to not allowing any Cannabis Retail Stores to be located within the direct area of a residential zone. I have grave concerns regarding the proposal for retail cannabis dispensaries to be located at the former Horseman Antiques and the Santino's Pizza on Route 35. This is far too close to the residential community, and could significantly impact our quality of life. I hope you and the Cannabis Advisory Committee would take this into account and find a more appropriate location. Thank you for your assistance.

Sincerely,
Marianne E. Moscatt
Neptune City Resident



A Wardell <awardell@neptunecitynj.com>

[Neptune City, NJ] Cannabis in Neptune City (Sent by Angela Speakman, angela@elucidationstrategies.com)

Contact form at Neptune City, NJ [REDACTED]

Fri, Dec 9, 2022 at 10:57 AM

Reply-To: [REDACTED]

To: awardell <awardell@neptunecitynj.com>

Hello awardell,

Angela Speakman ([REDACTED]) has sent you a message via your contact form ([https://www.neptunecitynj.com/\[REDACTED\]](https://www.neptunecitynj.com/[REDACTED])) at Neptune City, NJ.

If you don't want to receive such e-mails, you can change your settings at [https://www.neptunecitynj.com/\[REDACTED\]](https://www.neptunecitynj.com/[REDACTED])

Message:

Good morning Mayor Wardell,

I hope this email finds you well. I'm writing because I recently read the 92.7 WOBN coverage about cannabis topics and licensed operators being discussed in Neptune City. I'm a communications strategist that works in the cannabis industry and helping communities tackle cannabis complexities is a focus area for Elucidation Strategies, my boutique communications agency. We're in an unprecedented time when it comes to complex and nuanced issues involving cannabis. I applaud your effort to solicit feedback from the community and believe that communication exchange is key in decision-making and advancing initiatives.

Feedback becomes even more relevant and reliable when it comes from an informed place, which is why I help communities navigate cannabis conversations. My approach is guided by a research and experience-based historical and societal framework and helps to replace fiction with fact and enables individuals to form perspectives based on their own informed conclusions, not the standard narrative. The link for my website is below; there are a few free downloadable resources that you're invited to, if needed, use as a springboard. Furthermore, if there's anything I can do to support the efforts of Neptune City's cannabis considerations, I'd welcome the conversation. Have a great Friday.

Sincerely
Angela Speakman
<https://www.elucidationstrategies.com>



A Wardell <awardell@neptunecitynj.com>

Cannabis ordinance revision

Pete Walton [REDACTED]

Fri, Dec 2, 2022 at 2:48 PM

To: Andrew Wardell <awardell@neptunecitynj.com>

Good afternoon Andrew,

A Jersey City-based lawyer named Eugene O'Connell contacted The Coaster about Monday's Land Use Board meeting. He claims that the entire ordinance is up for review by the board Monday, not just the part expanding it to the HC zone. Is this so?

Also, I believe that Land Use Board meetings are in person only. Am I right about that?

O'Connell told me he expects 100 or more citizens to go to the meeting.

Thanks,
Pete

EUGENE P. O'CONNELL
ATTORNEY AT LAW
853 SUMMIT AVENUE
JERSEY CITY, NEW JERSEY 07307
PHONE: [REDACTED]
FAX: [REDACTED]

November 28, 2022

Andrew Wardell, Mayor
Borough of Neptune City, New Jersey
106 West Sylvania Avenue
Neptune City, NJ 07753

Subject: Ordinance No.: 21-04
Permitting Class 5 Cannabis Retailer License
Businesses without consumption areas

Dear Mayor Wardell:

I am a homeowner in the Borough of Neptune City. My property is located at 6 Steiner Avenue, Neptune City, New Jersey.

Please review the following details in connection with the above captioned ordinance.

Background:

In 2020 the New Jersey Constitution was amended to allow for the legalization of a controlled form of marijuana called "cannabis" for adults at least 21 years of age.

In 2021, The Borough of Neptune City adopted Ordinance 21-04 permitting the operation of Class 5 cannabis retailer licensed businesses without consumption areas only in the C (Commercial) Zone within the geographical boundaries of the Borough of Neptune City.

Issue:

The township committee failed to take into consideration the proximity of residential neighborhoods in the Route 35 Commercial Zone.

While it is correct to limit the localities of cannabis retailers to commercial zones, that commercial zone cannot border a residential zone .

On Route 35, at Steiner Avenue, residences are located adjacent to the commercial zone. The township committee should realize this fact and should amend the ordinance to prohibit cannabis retailers within two hundred feet (200') of residential zones measured from the property line not the front door of the establishment.