



Pam Borghi <pborghi@redbanknj.org>

OPRA request - Cannabis v2

1 message

Red Bank Post <opra+request-5771-f05feb59@requests.opramachine.com>

Thu, Jun 6, 2019 at 7:05 PM

To: OPRA requests at Red Bank Borough <pborghi@redbanknj.org>

Dear Red Bank Borough,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

All e-mail, text messages, meeting notes, outlook calendar entries, and mobile messages regarding the issue of cannabis from 1/1/2019-6/4/2019 between Mayor, Business Administrator, Zoning and Planning Board Members and Staff, and Council.

Yours faithfully,

Red Bank Post



Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-5771-f05feb59@requests.opramachine.com

Is pborghi@redbanknj.org the wrong address for OPRA requests to Red Bank Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=red_bank_borough

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_v2

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.

Pam,

Attached are emails from 1/1/2019 through 6/4/2019 dealing with cannabis/marijuana. Not sure all these emails are considered public information. Will let you decide. I have no issue either way.

Had no colander entries.

Had one application for an ATC at the Galleria. Attached.

Glenn

A handwritten signature in black ink, consisting of a large, stylized 'G' followed by a long, sweeping horizontal stroke that extends to the right.



Glenn Carter <gcarter@redbanknj.org>

Fwd: Drug Free School Zones Applicability to Alternative Treatment Centers

1 message

Glenn Carter <gcarter@redbanknj.org>
To: Gregory Cannon <gcannon@sobelhan.com>
Cc: "Ziad A. Shehady" <ZShehady@redbanknj.org>

Tue, Jan 22, 2019 at 4:15 PM

Greg, a reminder on this.

Glenn

----- Forwarded message -----

From: **Darren McConnell** <dmccConnell@redbanknj.org>
Date: Thu, Jan 17, 2019 at 5:10 PM
Subject: Re: Drug Free School Zones Applicability to Alternative Treatment Centers
To: Glenn Carter <gcarter@redbanknj.org>
Cc: Gregory Cannon <gcannon@sobelhan.com>, Ziad A. Shehady <ZShehady@redbanknj.org>

No, I can't think of anything in that area that would qualify as a public playground. The other question regarding the 1000 feet of the school zone is a good question. I asked one of my detectives and he is not certain either. We are reaching out to the Director of the County Narcotics Unit to get their opinion on that.

On Thu, Jan 17, 2019 at 4:26 PM Glenn Carter <gcarter@redbanknj.org> wrote:

Thanks Darren,

The one requirement of the Federal Drug Free School Zone is that it has to be a minimum 1,000' from a playground which is defined as an outdoor area open to the public with at least three apparatus. Can't think of any such playgrounds. Can you? The other technical issue is that the piece of the property containing the proposed ATC is within 1,000' of the Charter School, but the portion of the property that is to house the ATC is not within 1,000'. Not sure whether the 1,000' applies to the entire property or the portion of the property that is to house the ATC.

Glenn

On Thu, Jan 17, 2019 at 3:34 PM Darren McConnell <dmccConnell@redbanknj.org> wrote:

Glen and Greg (and Z),

I just got a chance to look at the Drug Free School Zone Map. The location in question does not fall into any of the areas covered by state laws. My understanding is that federal laws may extend the area from a public park or public housing complex further than the state statutes do. We have only used the state laws in the past.

However, in looking at it, this location definitely is not within 1000 feet of any school. There is a park, Veterans Park, at the corner of Riverside Avenue and Front Street that would be the closest park / housing facility. It does however appear to be further than 1000 feet away.

I did ask several months ago for an opinion on this type of scenario from the Prosecutor's Office and got a typical non committal answer. From a practical perspective I don't know if a medical marijuana facility would fall under the Drug Free statutes anyway, since a pharmacy does not. However, Greg, that's why you're the attorney! HAHA! The recreational ones if and when they come to be may be a different story. When I did speak to the Prosecutor's Office they stated further guidance should be coming from the AG's office, but I have not seen any thus far.

Just thought this may help. If there's anything you need from me please let me know.

Darren

On Thu, Jan 17, 2019 at 3:06 PM Glenn Carter <gcarter@redbanknj.org> wrote:

Greg,

Received an application for an Alternative Treatment Center. After some research I could not determine whether Federal and/or State Drug Free School Zone laws apply to the siting of Alternative Treatment Centers. Please advise.

Glenn Carter

--

Darren McConnell

Chief of Police
Red Bank Police Department
90 Monmouth Street
Red Bank, NJ 07701
(732)530-2710

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Darren McConnell

Chief of Police
Red Bank Police Department
90 Monmouth Street
Red Bank, NJ 07701
(732)530-2710



Glenn Carter <gcarter@redbanknj.org>

RE: Medical Marijuana Ordinance

1 message

Glenn Carter <gcarter@redbanknj.org>
To: Susan Bonardi <susanbonardi@gmail.com>

Thu, Nov 8, 2018 at 10:15 AM

Attached.

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

From: Susan Bonardi [mailto:susanbonardi@gmail.com]

Sent: Thursday, November 08, 2018 10:13 AM

To: Glenn Carter <gcarter@redbanknj.org>

Subject: Medical Marijuana Ordinance

Dear Mr. Carter,

Thank you so much for meeting with me this morning. Our conversation was brief yet very informative. You had indicated that you had written the current medical marijuana ordinance, as such I would be most appreciative if you could forward me a copy.

I look forward to speaking with you in the future. Have a great day!

Best regards,
Susan Paek Bonardi

Sent from my iPhone



Alternative Treatment Centers 9-12-18.docx

18K



Glenn Carter <gcarter@redbanknj.org>

RE: Typo on Medical Marijuana Ord.

1 message

Glenn Carter <gcarter@redbanknj.org>
To: Pam Borghi <pborgchi@redbanknj.org>

Wed, Sep 12, 2018 at 12:13 PM

Ok. His changes were in the form but not substance.

From: Pam Borghi
Sent: Wednesday, September 12, 2018 11:36 AM
To: Glenn Carter <gcarter@redbanknj.org>
Subject: RE: Typo on Medical Marijuana Ord.

Greg made revisions including the addition of definitions and some other things. I just noticed that he forgot to copy you on the email where he sent it back. He just "replied all" after I forwarded them to him on your recommendation. I have attached a copy of that email with the amended resolutions. Can you confirm what the typo was so I can fix the most recent version? Thanks.

Pamela Borghi

Pamela Borghi

Municipal Clerk/Registrar/PIO

Borough of Red Bank

90 Monmouth Street/PO Box 868

Red Bank, NJ 07701

Phone: 732-530-2740

Fax: 732-530-2757

Email: pborgchi@redbanknj.org

Visit us online at www.redbanknj.org

From: Glenn Carter
Sent: Wednesday, September 12, 2018 11:17 AM
To: Pam Borghi <pborgchi@redbanknj.org>
Subject: Typo on Medical Marijuana Ord.

Noticed a typo on attached ordinance. Corrected copy attached. Does not affect substance.

Glenn



Glenn Carter <gcarter@redbanknj.org>

FW: Amendment to Land Use Ordinance

1 message

Pam Borghi <pborgi@redbanknj.org>

Tue, Sep 11, 2018 at 1:39 PM

To: Mayor_Council <Mayor_Council@redbanknj.org>

Cc: "Ziad A. Shehady" <ZShehady@redbanknj.org>, Glenn Carter <gcarter@redbanknj.org>

FYI—Attached is an ordinance introduced by Little Silver banning the cultivation, manufacture, warehousing, distribution and sale of recreational marijuana.

Pamela Borghi

Pamela Borghi

Municipal Clerk/Registrar/PIO

Borough of Red Bank

90 Monmouth Street/PO Box 868

Red Bank, NJ 07701

Phone: 732-530-2740

Fax: 732-530-2757

Email: pborgi@redbanknj.org

Visit us online at www.redbanknj.org

From: Kimberly Jungfer [mailto:kjungfer@littlesilver.org]

Sent: Tuesday, September 11, 2018 12:22 PM

To: Allyson Cinquegrana <acinquegrana@fhboro.net>; Jeanne Smith <jsmith@oceanportboro.com>; Kathleen P. Krueger <clerk@shrewsburyboro.com>; Monmouth Cty Planning Board <planning@co.Monmouth.nj.us>; Pam Borghi <pborgi@redbanknj.org>; Tom Rogers <trogers@rumsonnj.gov>

Subject: Amendment to Land Use Ordinance

Attached please find an ordinance regarding the growing and distribution of Marijuana that was introduced on September 10, 2018. Public hearing and second reading is scheduled for September 24th, 2018 at 8:00 p.m.

Kimberly A. Jungfer

Administrator/Borough Clerk

Borough of Little Silver

480 Prospect Ave.

Little Silver, NJ 07739

732-842-2400



ordLandUseAmendmarijuana.doc

52K



Glenn Carter <gcarter@redbanknj.org>

Cannabis ordinance

1 message

Glenn Carter <gcarter@redbanknj.org>

Tue, Aug 7, 2018 at 9:53 AM

To: "Ziad A. Shehady" <ZShehady@redbanknj.org>

Z,

Any policy direction on the ordinance you requested for medical marijuana? Do you know and have easy access to any model ordinance or State guidelines? If not I can research it.

Our options would seem to be somewhere along the continuum of allowing everywhere or nowhere. Could just define as a retail use allowed wherever retail is allowed. Could restrict to certain zones CCD-2 (downtown) or HB (Newman Springs Road). I have no strong opinion on the matter---lean toward allowing in HB and/or CCD-2 Zone.

Glenn



Glenn Carter <gcarter@redbanknj.org>

Red Bank Zoning Ordinance Question

1 message

rj@midwestcompassion.org <rj@midwestcompassion.org>

Wed, Jul 25, 2018 at 12:48 PM

To: Glenn Carter <gcarter@redbanknj.org>

Hi Mr. Carter,

My name is RJ Starr, and my company owns and operates several medical cannabis businesses in Illinois, Maryland, and Ohio. I am currently evaluating the regulatory landscape in your area to support our corporate investment initiatives. Attached please find our team bios, along with photos of our Chicagoland dispensary.

I am interested in learning more about Red Bank's ordinances for medical cannabis businesses, and I understand that there may not currently be any ordinances in place. From a zoning standpoint, I'm wondering if dispensaries (retailers) would be treated like pharmacies, with location permissible in commercial zoned areas, and cultivation/ extraction facilities (grow facilities) like labs, with location permissible in industrial areas.

Thank you in advance for your help.

Kind regards,

RJ Starr – Director, Compliance

Bloom Management Corporation

Direct: (561) 314-3949

2 attachments

 **Photos of Illinois Dispensary.pdf**
1554K

 **Bloom Medicinals- Team Bio.docx**
20K



Glenn Carter <gcarter@redbanknj.org>

**RE: SAVE THE DATE: Cannabis Education for Local Officials - February 20th
Trenton, New Jersey**

1 message

Glenn Carter <gcarter@redbanknj.org>
To: Pam Borghi <pborgi@redbanknj.org>

Mon, Feb 12, 2018 at 1:33 PM

Lol. Looks more like a cannabis lobbying effort than an informational seminar---not that there is anything wrong with that.

From: Pam Borghi
Sent: Monday, February 12, 2018 12:36 PM
To: Glenn Carter <gcarter@redbanknj.org>
Subject: FW: SAVE THE DATE: Cannabis Education for Local Officials - February 20th Trenton, New Jersey

FYI

Pamela Borghi

Pamela Borghi

Municipal Clerk/Registrar/PIO

Borough of Red Bank

90 Monmouth Street/PO Box 868

Red Bank, NJ 07701

Phone: 732-530-2740

Fax: 732-530-2757

Email: pborgi@redbanknj.org

Visit us online at www.redbanknj.org

From: Scott Rudder [<mailto:info@newjerseycannabusiness.com>]
Sent: Thursday, January 25, 2018 10:28 AM

To: Scott Rudder <info@newjerseycannabusiness.com>

Subject: SAVE THE DATE: Cannabis Education for Local Officials - February 20th Trenton, New Jersey

Dear Municipal Leader –

Ever since Governor Murphy first announced his candidacy, the discussion on legalizing cannabis (marijuana) in New Jersey for those 21 and over has been a hot topic.

As a former Councilman, Mayor, State Assemblyman and father of 3, I completely understand the concerns officials at the local level may have regarding the implications of cannabis legalization and what it means for our communities.

To that end, the New Jersey CannaBusiness Association is hosting an education seminar for local officials at the War Memorial in Trenton on February 20th from 8:30am-12pm.

Our lineup of guest speakers are as follows:

- **Dr. Sanjay Gupta – President, American Pain Association**
- **Dr. Andrew Medvedovsky – Board Certified Neurologist, Pain Management Specialist**
- **Dianna Houenou - Policy Counsel for the ACLU of New Jersey**
- **Hector Corchado – former Newark City Councilman, retired Newark Police Sergeant, former Newark Deputy Police Director**
- **Jack Teitelman, Retired DEA Supervisory Special Agent, Founder & CEO TITAN Group**
- **George Schidlovsky – President, Compassionate Sciences Alternative Treatment Center, a New Jersey-based medical cannabis business**

The topics to be discussed include:

- **Update-to-date information on the cannabis legalization efforts**
- **The science behind the plant, its medical qualities and its impact on the body**
- **Civil justice implications to legalization and the history behind cannabis prohibition**
- **Local and federal law enforcement perspective**
- **Business operations – A conversation from one of New Jersey's current medical cannabis operators**

Our objective is not to push a specific agenda, but rather, bring subject matter experts together from a cross-section of areas so as to address common concerns and clarify outdated information with updated scientific research and studies.

We will not be asking officials to support or oppose legalization. We simply want people to have as much information as possible so they can make informed decisions.

This event is free for government employees and elected officials. For more information and to register, please visit our [registration page by clicking on this link](#).

Attached is the press release that was sent out last week that includes more information. If you have questions, please do not hesitate to email or give us a call at 609-257-8902.

Thank you for your time and I hope to see you there!

Sincerely –

Scott Rudder

President, Board of Directors

New Jersey CannaBusiness Association

w- 609-257-8902

c - 609-325-1339





Borough of Red Bank

DEPARTMENT OF PLANNING AND ZONING

90 Monmouth Street
Red Bank, NJ 07701

Glenn Carter, PP
Director

Tel: (732) 530-2752
Fax: (732) 530-8846
Website: www.redbanknj.org

DENIAL OF DEVELOPMENT PERMIT #13154

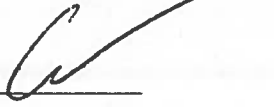
2 Bridge Avenue, Block 38, Lot 13 & 14

☐ DENIED - PLANNING BOARD ACTION REQUIRED – SEE ENCLOSED DETERMINATION

☒ DENIED - SEE DETERMINATION

REMARKS: Property is in the Borough's BR-1 zone which does permit alternative treatment centers subject to any restrictions imposed by the State. The State does impose restrictions on distances an ATC must be from various uses as per both the Federal Drug Free School Zone Act and the NJ Drug Free School Zone Law. As the Borough's Drug Free Zone Map shows a portion of Lot 14 within the 1,000' buffer from the Charter School, the application cannot be approved. While it is understood the proposed location of the ATC is on a portion of Lot 14 outside of the 1,000' radius, the Drug Free School Zone Law does not differentiate between the entire lot and the portion of the lot to be used for the ATC. If statutory language or case law is presented that does make this differentiation, this decision will be reconsidered. If a reconsideration is requested, include in the request the following additional information: A radius map from your site indicating all the required buffers from the uses specified in both the Federal and State Drug Free School Zone regulations. Such a radius map needs to extend into adjoining municipalities as applicable; an indication of whether the site is proposed for cultivation and processing in addition to sales; and, an approximate interior layout of the proposed ATC.

* Appeals to the Board of Adjustment may be taken by any interested Party affected by any decision of an Administrative Officer based on or made in enforcement of the zoning ordinance or Official map. Such appeal must be filed with the Administrative Officer within 20 days of this determination. (Municipal Land Use Law (Section 40 55D-72))


Glenn Carter, PP

1-25-19
DATE



BOROUGH OF RED BANK - COUNTY OF MONMOUTH
APPLICATION FOR DEVELOPMENT (ZONING) PERMIT

(For Office Use)

APPLICATION # 13154

FEE: 100 CHECK # _____ CASH ☒ AA

ZONE: BR-1 HISTORIC (Y) ☒ (N) _____

NAME OF APPLICANT(S): ET GALLERIA, LLC DATE: 1/16/19

MAILING ADDRESS: 130 MAPLE AVE, SUITE 6D PHONE: 732 530-7300

RED BANK, NJ 07701 EMAIL: SOURLISINTERNATIONAL@gmail.com

DEVELOPMENT ADDRESS: GALLERIA, 2 BRIDGE AVENUE BLOCK: 38 LOT(S): 13+14

OWNER'S NAME/ADDRESS (IF DIFFERENT THAN APPLICANT):

DESCRIBE PROPOSED DEVELOPMENT:

NEW TENANT TO OCCUPY FORMER SIAM GARDEN (PRIMARY FOOD/RESTAURANT)
NEW TENANTS: RETAIL, ALTERNATIVE TREATMENT CENTER (ATC) TO BE
KNOWN AS BREAKWATER, located on 1ST FL. Bldg. 6, SUITE 613

EXISTING USE: PRIMARY FOOD ESTABLISHMENT

PROPOSED USE: RETAIL, ALTERNATIVE TREATMENT CENTER

SURVEY DATED: (See Attached)

CHECK APPROPRIATE SELECTION: NEW CONSTRUCTION () INTERIOR RENOVATIONS ()
EXTERIOR RENOVATIONS () SUBDIVISION () SIGN/AWNING () A/C CONDENSER ()
FENCE/SHED () REMOVAL/DEMOLITION () CHANGE IN OCCUPANCY () CHANGE IN USE () GENERATOR ()

To the best of my knowledge, the information contained on this application is correct, the survey provided is accurate and shows all structures on the site. I grant permission to the Borough of Red Bank and their Agents to come onto the subject property to inspect and take photographs for purposes relating to this application.

[Signature]
Applicant's Name (Please Print) Signature

GEORGE T. SOURDIS
Applicant's ~~Signature~~ Print

ET GALLERIA
Property Owner's Name (Please Print)

[Signature]
Property Owner's Signature

ORDINANCE 2018-25

ORDINANCE OF THE BOROUGH OF RED BANK, COUNTY OF MONMOUTH, STATE OF
NEW JERSEY AMENDING AND SUPPLEMENTING CHAPTER 490, PLANNING AND
DEVELOPMENT REGULATIONS, RELATING TO ALTERNATIVE TREATMENT CENTERS



Councilman Ballard offered a motion to adopt the following ordinance:

WHEREAS, the Borough of Red Bank supports Alternative Treatment Centers; and

WHEREAS, existing Borough development regulations do not directly address alternative treatment centers; and

WHEREAS, the Governing Body finds that alternative treatment centers should be permitted in commercial areas and regulated similar to retail uses; and

WHEREAS, the following amendments to the Land Development Ordinance would allow alternative treatment centers in the various zones within the Borough that permit retail commercial uses;

NOW, THEREFORE BE IT ORDAINED, by the Borough Council of the Borough of Red Bank that Chapter 490 of the Revised General Ordinances is hereby amended as follows (~~stricken text~~ indicates deletions, underlined text indicates additions):

§ 490-6 Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

* * *

ALTERATIONS

As applied to a building or structure, shall mean a change or rearrangement in the structural supports; or a change in the exterior appearance; or a change in height, width or depth; or moving a building or structure from one location or position to another; or changing, adding to or removing from or otherwise affecting the exterior appearance of a building or structure or making any changes in a building or structure which is effected by any provision of this chapter.



ALTERNATIVE TREATMENT CENTERS

As defined by the State of NJ and subject to any restrictions imposed by the State of NJ. For the purposes of this Chapter, Alternative Treatment Centers shall be considered a retail commercial use and shall be subject to the parking and any other requirements for retail commercial uses.

ANIMATED OR MOVING SIGN

Any sign or part of a sign which changes physical position by any movement or rotation or which gives the visual impression of such movement or rotation.

* * *

BE IT FURTHER ORDAINED, that a copy of this Ordinance, upon introduction, shall be provided to all appropriate municipal agencies, including the Planning Board, for their review and comment pursuant to applicable New Jersey Statutes.

BE IT FURTHER ORDAINED that any ordinances or portions thereof which are inconsistent with the provisions of this Ordinance are hereby repealed as of the effective date of this Ordinance. All other provisions of the Revised General Ordinances are ratified and remain in full force and effect.

BE IT FURTHER ORDAINED that, if any provision of this Ordinance or the application of such provision to any person or circumstance is declared invalid, such invalidity shall not affect the other provisions or applications of this Ordinance which can be given effect, and to this end, the provisions of this Ordinance are declared to be severable.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon its passage and adoption according to law.

Seconded by Councilman Zipprich and adopted on roll call by the following vote:

	Yes	No	Abstain	Absent
Councilman Taylor	(X)	()	()	()
Councilman Whelan	(X)	()	()	()
Councilman Yngstrom	(X)	()	()	()
Councilman Ballard	(X)	()	()	()
Councilman Zipprich	(X)	()	()	()
Councilwoman Horgan	(X)	()	()	()

Dated: October 10, 2018

First Reading/Introduction: September 12, 2018

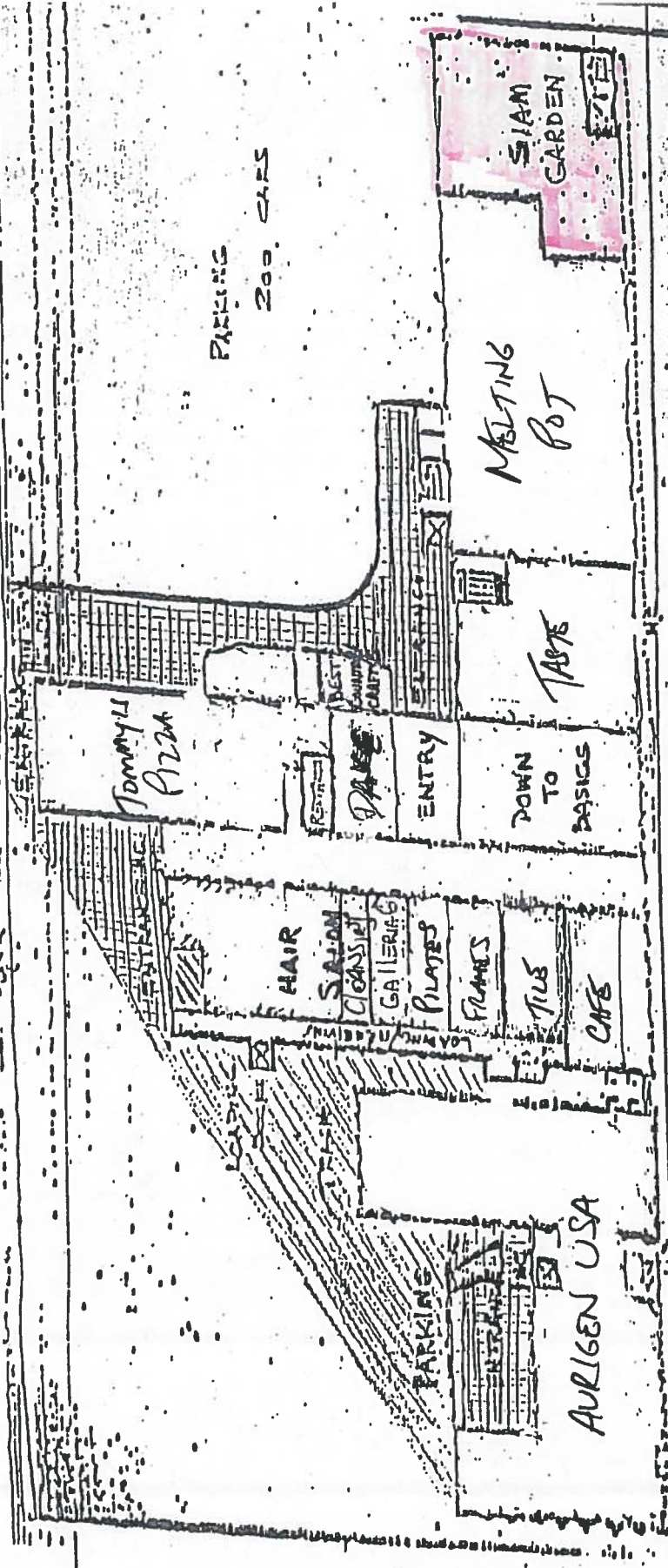
Public Hearing/Adoption: October 10, 2018

I hereby certify the above to be a true copy.

Pamela Borghi

Pamela Borghi, Municipal Clerk

SARENCORY AVENUE



BRIDGE AVENUE

RT 35-7

NORTH

RETAIL

TRAIN STATION



FIRST FLOOR PLAN

GALLERY

