

**BOROUGH OF LAKEHURST  
SPECIAL MEETING  
JULY 1, 2021**

MEETING OPENED AT 7:30 P.M. BY MAYOR HARRY ROBBINS.

ALL STOOD FOR THE PLEDGE OF ALLEGIANCE AND MOMENT OF SILENCE.

PUBLIC MEETINGS STATEMENT READ INTO RECORD BY MUNICIPAL CLERK  
CAPASSO:

“IN COMPLIANCE WITH N.J.S.A. 10:4, OPEN PUBLIC MEETINGS ACT, NOTICE WAS GIVEN TO THE ASBURY PARK PRESS, POSTED ON THE BULLETIN BOARD AT BOROUGH HALL, AND POSTED ON THE BOROUGH WEBSITE, THAT A SPECIAL MEETING OF THE MAYOR AND COUNCIL IS SCHEDULED FOR THE FIRST DAY OF JULY 2021, TO BEGIN AT THE HOUR OF 7:30 P.M. AT THE LAKEHURST COMMUNITY CENTER, 207 CENTER STREET, LAKEHURST, NEW JERSEY, AT WHICH TIME, THE BUSINESS OF THE BOROUGH WILL BE CONDUCTED. THE PURPOSE OF THE MEETING IS A DISCUSSION OF THE ORDINANCE OF THE BOROUGH OF LAKEHURST AMENDING THE LAKEHURST BOROUGH CODE TO PERMIT AND GOVERN LEGAL MARIJUANA OPERATIONS WITHIN THE BOROUGH”

ROLL CALL:

COUNCILMAN DAVIS: PRESENT  
COUNCILMAN DiMEO: PRESENT  
COUNCILMAN LOWE: PRESENT  
COUNCILWOMAN HODGES: PRESENT  
COUNCILMAN McCARTHY: PRESENT (7:43 P.M.)  
COUNCILMAN OGLESBY: PRESENT  
MAYOR HARRY ROBBINS: PRESENT

DISCUSSION OF ORDINANCE OF THE BOROUGH OF LAKEHURST AMENDING  
THE LAKEHURST BOROUGH CODE TO PERMIT AND GOVERN LEGAL  
MARIJUANA OPERATIONS WITHIN THE BOROUGH

Mayor Robbins opened the meeting explaining that the governing body’s purpose of tonight’s special meeting and added they want to open the meeting to public to voice their opinion. Mayor Robbins stated the governing body is considering permitting the retail of cannabis, limiting one retail business in each Business Zone, and permitting cultivating, wholesale, and distribution in the Light Industrial Zone. Mayor Robbins further stated the Light Industrial Zone is the old landfill site that is not being utilized. Mayor Robbins reported that the state is still working on the legalities of the cannabis industry; however, state is allowing two percent of the receipts from each sale by a

cannabis cultivator, manufacturer, and retailer and one percent for wholesale. Mayor Robbins also reported municipalities in Ocean County are not permitting the retail, wholesale, manufacturing, or cultivation of cannabis making the Borough of Lakehurst the only “game around” adding the borough can profit.

#### PUBLIC COMMENTS:

Time opened: 7:34 p.m.

Bobbie Pratt, 701 Oak Street, stated she is in favor of the resale of marijuana as long as it is done legally and professionally. Mrs. Pratt reported she had recently visited Maine where recreational use of marijuana is legal adding the rules are strict. Mrs. Pratt stated when you enter the retail business there is a security guard at the door, when purchasing the product, they do ask for your driver’s license, and once you purchase, you are to leave the premise, there is “no hanging out”. Mrs. Pratt further stated that she believes the Borough of Lakehurst can benefit from permitting the retail of marijuana in the borough.

Mayor Robbins responded allowing the retail, wholesale, manufacturing, and cultivating of cannabis in the borough will not only generate money but jobs as well.

Doria, Hibernia Street, stated she had recently moved back to the borough from Chicago and has seen how the legal use of recreational marijuana has come about. She reported the money has improved the towns and helped many people.

Mayor Robbins responded the Borough of Lakehurst is .98 square miles with no room for growth adding the governing body has to look outside the box.

Doria went on to say Chicago made over a million dollars the first year and added the borough could benefit just as well because no matter what the outcome, marijuana will still be used.

Kevin Farrell, Church Street, acknowledged that Mayor Robbins is in favor for the resale, wholesale, manufacturing, and cultivating of cannabis in the borough and asked to hear from other councilmembers their thoughts, comments, and concerns.

Councilman DiMeo responded he is keeping an open-mind and added he is interested in hearing from the residents.

Council President Oglesby responded the state gave the municipalities a deadline to take action to either prohibit or limit the number of cannabis establishments, distributors, or delivery services, the location, manner, and times of operation, and establishing civil penalties for violation of ordinances; otherwise, any class of cannabis establishment or distributor will be permitted to operate in the municipality, and depending on the type of establishment, it could be considered a permitted use in certain zones adding this ordinance would be in place for 5 years. Mr. Oglesby stated the governing body is not

considering this ordinance for the money but for maintaining the quality of life in the borough. Mr. Oglesby added the ordinance has perimeters as to what the governing body wants like guidelines as to where retail establishments can be, guidelines for the establishments to follow, and penalties if guidelines are not followed. Mr. Oglesby went on to say the state has stringent guidelines, the borough is supplementing those guidelines.

Mr. Farrell asked if the Cannabis Ordinance is going against any county or state regulations; and if so, will the borough be penalized.

Borough Attorney Ian Goldman responded not to his understanding.

Mr. Farrell asked Councilman Lowe his thoughts from a councilman's aspect and a police officer's aspect.

Councilman Lowe asked if the governing body is passing the Cannabis Ordinance tonight.

Mr. Goldman responded the governing body is not voting tonight adding first reading will be held at the July 15<sup>th</sup> council meeting. Mr. Goldman stated the governing body is here tonight to get the opinion of the residents and added what is said by the residents could change the position of the governing body. Mr. Goldman went on to say it is not appropriate for the governing body to give their thoughts adding the Cannabis Ordinance is still a "blueprint".

Mayor Robbins stated that after the first reading, the ordinance will then go to the Land Use Board for their approval, back to the governing body for second reading and open to the public for comment and then the governing body will vote.

Councilwoman Hodges stated this meeting is the starting point adding the Cannabis Ordinance is only a draft.

Mr. Farrell stated he is a three-year medical patient adding marijuana is not a drug, it is medicine. Mr. Farrell also stated he believes the Cannabis Ordinance is about the revenue the borough will bring in but if it is done in the right manner, the quality of life for the residents will be good. Mr. Farrell further stated his only fear is the traffic, both foot and vehicle. Mr. Farrell went on to say there should be an increase in police presence in the area due to the potential crime. Mr. Farrell assured he is in support of the Cannabis Ordinance and wished the governing body good luck for there are many factors to take into consideration.

Kyle, Chestnut Street, questioned the requirements for parking.

Mayor Robbins answered one of the requirements for a retail establishment will be a "in and out" adding there will be no loitering.

Mr. Oglesby added there are already regulations in the borough zoning ordinances in regard to parking for all retail establishments adding cannabis retail would not be exempt.

Kyle asked where the light industrial zone is located.

Mayor Robbins responded there is only one which is located behind the Public Works building.

Mrs. Pratt stated the Cannabis Ordinance should state that no person should be allowed to smoke marijuana on any public property in the borough.

Mrs. Hodges asked if the Cannabis Ordinance addresses the consumption of marijuana.

Mr. Goldman answered in the affirmative.

Bruce Margenson, 5 Geneva Road, questioned the sale of marijuana within a certain distance from the school.

Mayor Robbins responded the governing body did take that into consideration.

Marybeth Farrell, Church Street, stated she is in full support of the Cannabis Ordinance for both economic reasons and humanity reasons. Mrs. Farrell went on to say we need to get past the stigma of marijuana adding there would not be an issue if the borough was opening another liquor store. Mrs. Farrell acknowledge the fact that if the borough does not act now, they will not have any control over it. Mrs. Farrell stated if it is done right like having police officers on site and having regulations, it will go well.

Mayor Robbins responded the Cannabis Ordinance does require security guards and security cameras on the premise adding the security footage must be readily available to the Lakehurst Police Department.

Time closed: 7:54 p.m.

ADJOURNMENT:

Motion by: Steven Oglesby

Seconded by: Patricia Hodges

To adjourn meeting. Roll call vote held. All votes affirmative. Time: 7:54 p.m.

---

Maryanne Capasso, RMC  
Municipal Clerk