

**TOWN OF EAST WINDSOR  
PLANNING AND ZONING COMMISSION**

**REGULAR Meeting #1819  
January 25, 2022**

**DUE TO INCREASED COVID ACTIVITY  
THIS MEETING IS BEING HELD VIA  
REMOTE ACCESS ONLY  
via ZOOM Teleconference  
Meeting ID: 714 897 1799**

**SCHEDULE OF MOTIONS**

**I. TIME AND PLACE OF MEETING, Virtually, via Zoom:**

Chairman Gobin called Regular Meeting #1819 of the East Windsor Planning and Zoning Commission dated January 25, 2022 to Order at 6:30 p.m. The Meeting is being held remotely.

**PRESENT:** **Regular Members:** Anne Gobin (Chairman), Michael Kowalski (Vice Chairman), Joseph Sauerhoefer (signed in at 6:38 p.m.), and Jim Thurz (Secretary).

**Alternate Members:** David Leason. There are presently two vacancies for Alternate members.

**ABSENT:** Regular Member Gowdy is absent this evening.

Also present was Director of Planning and Development/Town Planner Ruth Calabrese, and Planning Consultant Michael D'Amato.

**GUESTS/SPEAKERS present remotely identified as they sign in:**

Director of Planning and Development/Town Planner Ruth Calabrese hosted the meeting; Planning Consultant D'Amato was present remotely as well. Also present were: Alan Baker, Board of Selectman Liaison to the Planning and Zoning Commission; Selectman Nordell ([CharlieNordell73@gmail.com](mailto:CharlieNordell73@gmail.com)), Gil's I-pad, Jay Ussery, of J. R. Russo & Associates, LLC; Eric Spungin.

**II. ESTABLISH QUORUM:**

Chairman Gobin noted a quorum was established as three Regular Members and one Alternate Member were present at the Call to Order. Chairman Gobin

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requested Alternate Member Leason to join the Board regarding discussion and action on all Items of Business this evening.

**III. ADDED AGENDA ITEMS:**

**MOTION: To ADD under Section VIII, PERFORMANCE BONDS – ACTIONS; PERMIT EXTENSIONS; ROAD ACCEPTANCE, Item a. Discussion of Letter regarding bond status at Harvestview Estates.**

**Kowalski moved/Thurz seconded/DISCUSSION: None.**

**VOTE by show of hands: In Favor: Gobin/Kowalski/Leason/Thurz  
(No one opposed/No Abstentions)**

**VI. APPROVAL OF MINUTES:**

**a, January 11, 2022:**

**MOTION: To APPROVE the Minutes of Regular Meeting #1818 dated January 11, 2022 with the following amendment: Page 1, Line 45, “.....Selection **SELECTMEN** Liaison to the P ZC.....”**

**Kowalski moved/Leason seconded/DISCUSSION: None.**

**VOTE by show of hands: In Favor: Gobin/Kowalski/Leason/Thurz  
(No one opposed/No Abstentions)**

**IX. CONTINUED PUBLIC HEARINGS:**

**a. Applicant: Town of East Windsor Planning & Zoning Commission. Text Amendment Application Chapter VIII, Section 813 (new) “Cannabis Establishments” to enact Zoning Regulations to establish requirements for the responsible and equitable regulation of Adult Use Cannabis per Public Act 21-1. (Tabled for CROG comments on revisions) continued from 1/28/2021:**

LET THE RECORD SHOW Commissioner Sauerhoefer signed in remotely at 6:38 p.m.; he will join the Commission in discussion and votes from this point on.

**MOTION: To CLOSE THE PUBLIC HEARING on Town of East Windsor Planning & Zoning Commission. Text Amendment Application Chapter VIII, Section 813 (new) “Cannabis Establishments” to enact Zoning Regulations to establish requirements for the responsible and equitable regulation of Adult Use Cannabis per Public Act 21-1.**

**Kowalski moved/Thurz seconded/DISCUSSION: None.**

**VOTE by show of hands: In Favor: Gobin/Kowalski/Leason/  
Sauerhoefer/Thurz  
(No one opposed/No Abstentions)**

**Motion to approve the addition of a new section, Section 813 - Cannabis Establishments, to Chapter VIII: Special Regulations of the East Windsor Zoning Regulations. This new section is detailed in a memo to the Planning and Zoning Commission from the town planner dated October 21, 2021, last revised December 21, 2021.**

**Findings:**

- 1. The proposed section provides for adequate and reasonable controls on the location for such establishments.**
- 2. The addition of cannabis establishments as a permitted by special use permit in specific zones will support economic growth and business diversity consistent with the East Windsor Plan of Conservation and Development.**
- 3. The Capitol Region Council of Governments upon review found no apparent conflict with regional plans and policies for the concerns of neighboring towns.**

**Kowalski moved/Thurz seconded/DISCUSSION: Chairman Gobin suggested assuming everyone votes in the affirmative, when does this regulation become effective? Town Planner Calabrese noted the Notice of Decision will be published in the newspaper, and the appeal period would**

**expire February 13, 2022. Chairman Gobin questioned that then the Commission could see applications come before them? Town Planner Calabrese reported she understands the State will be starting the lottery**

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process for licensing shortly. Commissioner Sauerhoefer wanted the record to reflect that he thanks Town Planner Calabrese and Planning Consultant D'Amato for all the work they've put into this regulation.

**VOTE by show of hands: In Favor: Gobin/Kowalski/Leason/  
Sauerhoefer/Thurz  
(No one opposed/No Abstentions)**

**XI. OLD BUSINESS:**

- a. **PZ-2022-01 44 Prospect Hill Road – Site Plan Modification 0  
Walmart. Tabled until February 8, 2022 meeting:**

**MOTION: To CONTINUE discussion on Application PZ-2022-01  
44 Prospect Hill Road – Site Plan Modification 0  
Walmart until the Commission's regularly scheduled  
meeting on February 8, 2022 at 6:30 p.m.**

**Kowalski moved/Thurz seconded/DISCUSSION: None.**

**VOTE by show of hands: In Favor: Gobin/Kowalski/Leason/  
Sauerhoefer/Thurz  
(No one opposed/No Abstentions)**

**XVII. ADJOURNMENT:**

**MOTION: To ADJOURN this Meeting at 6:54 p.m.**

**Thurz moved/Kowalski seconded/VOTE: In Favor: Unanimous**

Respectfully submitted,

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Peg Hoffman, Recording Secretary, East Windsor Planning and Zoning Commission