

**BOROUGH OF JAMESBURG**  
**GOVERNING BODY SPECIAL MEETING**  
**MINUTES**  
**JULY 7, 2021**  
**6:00 PM**

---

**CALL TO ORDER:** The meeting was called to order at 6:34 pm. This meeting is being held pursuant to the Open Public Meetings Act of 1974 and all provisions of that Act have been met. Any contracts awarded require the contractor to comply with N.J.S.A.10:5-31 et.seq. and N.J.A.C. 17:27. Also, in the event of a fire and pursuant to the N.J. Uniform Fire Code, members of the audience are requested to take notice of the exits at the front and rear of the Council Chambers as well as in the main hallway.

**FLAG SALUTE:** Led by Mayor Lowande

**ROLL CALL:**

Mayor Lowande  
Council President Sussman  
Council Member Czarneski  
Council Member Ludas  
Council Member Rampacek  
Council Member Rutsky -*PHONED IN*  
Council Member Shaughnessy  
Administrator Frueh - *ABSENT*  
Borough Attorney – Raffetto

Councilmember Rutsky was not present at the meeting. She phoned in and participated remotely.

**PUBLIC COMMENT PERIOD – ANY ITEM - EXCLUDES ORDINANCES (they have their own public hearing):** Members of the public wishing to address the Mayor and Borough Council must approach the podium and state their name and address for the record. There is a five (5) minute time limit for all comments and questions.

**MOTION TO OPEN TO PUBLIC COMMENT:**

Proposed By: Shaughnessy  
Seconded By: Rampacek

Shannon Spillane – 29A Lincoln Avenue – Why the rush? If we sign on now, we are stuck for 5 years. How much will the town make? Mayor Lowande answered with 2%. Ms. Spillane is uncomfortable with this. She is ok with marijuana being legalized, just doesn't want it in Jamesburg.

Bertin Lefkovic – 27 Lake Street – Mr. Lefkovic has been a resident of Jamesburg since 2014. I am an advocate for this. Our downtown area needs revitalization, a dispensary can do this. I am looking for 1,000 people to invest in a dispensary. 2/3 of the town voted to legalize marijuana.

Rosemarie Spillane – 29A Lincoln Avenue – Ms. Spillane has lived in Jamesburg since 1969. What is the rush? Chief gave you all information and council disregarded it. I am not against marijuana, but as a crossing guard I see people smoking while driving and they don't stop.

Chief Craparotta – You all know where I stand on this. Just because it is legal doesn't make it right. A couple of years ago there was a shooting on Franklin Street (Chief played audio of the incident) the shooter admitted he was high and paranoid at the time, that's why he shot. We don't need this in our downtown area. My officers will have to deal with this 365.

Douglas Wilson – Monroe Township – Mr. Wilson has been following the discussion on Facebook. He loves coming to town to shop. Cash businesses are regulated.

**MOTION TO CLOSE PUBLIC COMMENT:**

Proposed By: Sussman

Seconded By: Ludas

**DISCUSSION ITEM:**

Mayor Lowande opened the discussion. The Ordinance to opt out of cannabis in Jamesburg was voted down. We now have to decide what classes we want to allow in town. There are 6 classes. We do not have to allow all of them.

Councilmember Rampacek voted to opt out at the last council meeting. She is not against it; she just wants to learn more about the different classes. She wants to make the best decision for the town. She is interested in the Cultivator, but doesn't feel she knows enough about it to make a decision now. A micro grower could be another option. Opting out would have given us more time to research. If this is allowed, she does not want public consumption. A manufacturer or wholesaler would not have any odor in town. There is not enough time to make this decision now.

Councilmember Rutsky agrees with Councilmember Rampacek, she would be interested in a micro grower. There are concerns with the smell. She spoke with the grower/cultivator: the state regulates with filters. She had a hard time saying no to something that could benefit the town. She would like us to prepare an Ordinance, but have restrictions. We are having struggles with the budget; the council is being business minded. Marijuana is legal, police departments all over the country are dealing with this.

Councilmember Shuaghnessy would like to add a Referendum to the ballot for the November election to open an "Arts & Culture Fund". He feels this could benefit the town. The monies we get could be allocated to this fund. Council Attorney Raffetto will look into this. A micro business would benefit us, I would even consider a cultivator. There would be restrictions, we could place limit on types of licenses, no public consumption, we could continually evaluate and if we want, we could amend the Ordinance. We can collect revenue for this, 2% except for a wholesaler which is 1%. We can also establish an application fee. The municipality would control the license and can revoke if need be. The State issues the license

Councilmember Sussman has been going back and forth on a decision. Revenue is a plus. He is not so much against it, just against it in Jamesburg. He doesn't feel the town will make a lot of money and feels the town isn't good for it. Money isn't the most important part. There are other issues that can come with this. We are a small town without a lot of room. The smell would be an issue.

Councilmember Ludas would like to learn more. She definitely does not want a dispensary, but is not opposed to having a grower or manufacturer.

Councilmember Czarneski feels it is hard to dismiss revenue, especially when we have empty stores. She is not for a retail dispensary but would be ok with a micro grower. That wouldn't bring a lot of people into town or traffic. I was at a dispensary in Colorado, the smell is definitely there.

Mayor Lowande discussed the classes of marijuana and what would be good or bad about each one. If we opt in we have a lot to put together in a short period of time. An Ordinance would have to be introduced, then go to Land Use Board for review, then back to council to adopt. Land Use approvals would be needed, if not in compliance, they can deny. Mayor Lowande also discussed several items from an Ordinance from another town that we may want to consider adding to our Ordinance. She doesn't feel putting this money into an Arts & Cultural fund would help our residents. Adding it back into the budget would be better for the town.

Borough Attorney Raffetto suggested to the Council that they OPT out for now. There are many factors to be considered with the Ordinance. What would be allowed, area of town, restrictions, lighting, noise, odor. We can always reconsider at a later date. There is a lot to consider and deadlines to be met.

**PUBLIC COMMENT PERIOD –Discussion Item Only:** Members of the public wishing to address the Mayor and Borough Council must approach the podium and state their name and address for the record. There is a five (5) minute time limit for all comments and questions.

**MOTION TO OPEN TO PUBLIC COMMENT:**

Proposed By: Sussman

Seconded By: Rampacek

Rosemarie Spillane – 29A Lincoln Avenue- Ms. Spillane is upset over this. She feels the council needs to look at it more seriously. Cranbury is sorry they allowed a dispensary. How will the residents benefit?

Monica Ludwig – 5 West Church Street – Ms. Ludwig was happy to hear Councilmember Rampacek voted no. If you all aren't sure, why make a decision when you are under pressure? She feels we do not know enough. This will make extra work for the police. You won't miss out on revenue; this is a big decision that affects everyone. Opt out, this makes the most sense.

Shannon Spillane – Member of the Land Use Board – As a member of the Land Use Board I have seen applicants get denied. Two years ago, we turned down a coffee beanery due to the smell. We don't have the space. The Master Plan will have to be redone. There is not enough time now to make the decision.

Bertin Lefkovic – 27 Lake Street – Mr. Lefkovic feels we want to opt out now, then we should. Monroe isn't passing it anytime soon. He feels a dispensary will make the town money. He wants the town to

thrive, new business will attract people. I hope to be able to open a dispensary, I am passionate about helping our town.

Mayor Lowande feels residents would not shop at a dispensary in town. They like to have their privacy. Mr. Lefkovic believes it will do well.

Chief Craparotta – Chief does not want any public consumption. We cannot approach someone if they are smoking or smell of marijuana. We as officers can face jail time for violating a juvenile’s rights. He has concerns over security with this being a cash business. The overtime for the department will be expensive. He feels people will buy from the black market since it will be cheaper.

**MOTION TO CLOSE TO PUBLIC COMMENT:**

Proposed By: Rampacek

Seconded By: Czarneski

**MOTION TO ADJOURN:**

Proposed By: Rampacek

Seconded By: Shaughnessy

**TIME OF ADJOURNMENT:** 8:35 PM

---

Susan Boulogne  
Registered Municipal Clerk  
Borough of Jamesburg