

PLANNING BOARD
REGULAR MEETING
February 27, 2024

MR. O'CONNOR: In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township Website and by advertising this Regular Meeting in the Burlington County Times on January 28, 2024 and in the Courier Post on January 30, 2024. In addition, notice was filed with the Municipal Clerk.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision, and decorum appropriate to a judicial hearing must be maintained at all times.

Members Present: Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. O'Connor, Mr. Snyder and Mrs. Woodington.

Also Present: Mrs. Rucci, Board Secretary, Douglas Heinold, Attorney and Joseph Barbadoro, Township Engineer.

MR. O'CONNOR: Case # 2401 – Penn Ball Bearing – Preliminary and Final Site Plan – 4 Surrey Lane, Block 703, Lot 24.06.

MS. HAHN: Attorney for– Penn Ball Bearing. The property is located at 4 Surrey Lane, Block 703, Lot 24.06 and is located in the Industrial District Zone. The application is for Preliminary and Final Site Plan approval with Bulk Variance Relief. This application is for the 4,900 square foot addition. The property is an existing warehouse.

MR. HEINOLD: He swears in Rodney Ritchie, Applicant's Engineer, Patrick Downey, Traffic Engineer, Tony Shinn, Builder and Jack Parry, Architect.

MR. BARBADORO: He had no objection to waiving the Environmental Impact Assessment. The applicant provided architectural plans. He deemed the application complete.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to deem the application complete.

ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mrs. Woodington and Mr. O'Connor, no opposed, motion passes.

MR. RITCHIE: He presented and described the following Exhibits:

Exhibit A-1 – Aerial Map

Exhibit A-2 – Site Plan – 7,000 square foot Light Industrial used by Penn Ball Bearing. The applicant is proposing to build a 4,900 square foot addition. There is a 1,500 square foot office mezzanine. The total proposed building area is just shy of 12,000 square feet. The total gross floor area is 13,475 square feet. He spoke about the building coverage.

There are seven employees at the moment. (Inaudible). Under existing conditions, there are sufficient parking spaces.

They do have deliveries. They are requesting a variance for the total proposed parking is 14 spaces where the Ordinance requires.

MR. SHINN: No on street parking. They are not increasing storm water. The applicant agreed to provide a landscaping plan.

MR. RITCHIE: The proposed lighting is in compliance with the Ordinance.
Signage – They will comply with the Ordinance requirements. The proposed sign will be submitted to the Board Engineer for review and approval.
Trash – There are two existing dumpsters on the property.
They received Site Plan Waiver from the County.

MS. HAHN: They will comply with the Affordable Housing.

MR. MINTON: He suggested the applicant work with the Planning Board Engineer regarding the trash enclosure material.

MR. HEINOLD: Will the addition be occupied by the same entity?

(Inaudible)

Exhibit A-3 – Architectural Plans - Existing 7,000 square foot building.

MR. O'CONNOR: Will you comply with the Engineer's comments?

MS. HAHN: Yes.

MR. MINTON: We will want to make the letter from the Fire Marshal as a condition of approval.

MR. BARBADORO: He spoke to the Engineer regarding the fire lane.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MR. MINTON seconded by Mr. McGill to approve the application for 4 Surrey Lane, Preliminary and Final Site Plan approval with variances for the number of parking spaces and the dumpster setback, landscaping plan to be developed with the Board Engineer, wall mounted sign to be resolved with the Board Engineer, dumpster enclosure to be resolved with the Board Engineer, in accordance with the Affordable Housing obligation, (inaudible) fire lane around the building and (Inaudible) based upon the testimony presented this evening and Mr. Barbadoro's letter revised on

February 19, 2024 and subject to the conditions set forth by Mr. Heinold and (inaudible) by the applicant. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mrs. Woodington and Mr. O'Connor, no opposed, motion passes.

MR. O'CONNOR: Case #2402 – TGC New Jersey, LLC - Preliminary and Final Site Plan with Bulk Variance and Conditional Use Approval – 2703 River Road, Block 201, Lot 8.

MR. MINTON: He gave an overview of the Cannabis Overlay Zone.

DANIELLE KINBACK: Attorney for the Applicant. The Application is for Preliminary and Final Major Site Plan, conditional use, bulk variances and design waiver relief to repurpose an existing industrial building on the property for cannabis cultivating and manufacturing and retail operation. The property is located at 2703 River Road, Block 201, Lot 8. The property is approximately 1.16 acres. The property is in the Light Industrial Zone. The property is located on a County Road. They received County approval. Meets all conditional use requirements. Bulk Variances - 10' X 18' parking spaces where 10' X 20' is required. She gave the Board an overview of the variances. The applicant can comply with the February 19, 2024 review letter.

MR. HEINOLD: He swears in Robert Stout, Engineer Dave Shropshire, Traffic Engineer, Tiffany Morrissey, Planner, Dave McGorman, Jason Ewasniak and Chris Lacey Applicant's Principals.

MR. BARBADORO: The applicant requested a handful of waivers. He had no objection to granting the waivers except for Item #33 – Landscaping Plan and Item #40 Construction Details. I recommend the Board deem the application complete conditioned upon submission of those items. (Inaudible)

A MOTION IS MADE BY MR. MCGILL seconded by Ms. Lamon to deem the application complete. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mrs. Woodington and Mr. O'Connor, no opposed, motion passes.

MS. KINBACK: There will no on site sales of alcohol or tobacco. No on site of consumption of alcohol tobacco or cannabis. Retail sales will not be conducted within 200 feet of any residential zone, house of worship or child care business. The retail hours are 9:00 AM to 10:00 PM.

MR. STOUT: He presented and described the following Exhibits:

Exhibit A-1 – Aerial of Site – Mr. Stout described the surrounding properties.

Exhibit A-2 – Colorized Rendering of Site Plan

The applicant meets the landscaping and lighting requirements.

MS. KINBACK: She gave an overview of the Odor Control.

MR. SHROPSHIRE: They received approval from County. He reviewed his Traffic Report with the Planning Board.

MS. MORRISSEY: The property is in the Light Industrial Zone. She spoke about the conditional uses. Signage - they will conform with the signage requirements. The variances on this property are related to existing conditions. She gave an overview of the variances. She reviewed the signage. One wall sign and two freestanding signs.

EXHIBIT A-3 – Sign Renderings – The colors and final layout are not completed. She reviewed the variances.

MR. MINTON: The Odor Control Plan is governed by the State. As a condition of approval, do you agree that the Odor Control Plan will be filed annually with the Township Clerk?

(Inaudible) Yes

MR. MINTON: The Security Plan is a State required plan. We would ask that the Security Plan receive the approval by the Chief of Police.

MR. MINTON: The final sign will be reviewed by the Planning Board Engineer.

MR. O’CONNOR: He opened the public portion of the meeting.

MS. DAVIS: She asked about security.

MR. MCGORMAN: He gave an overview of security. They have 30-35 employees.

MR. FRANCIS: He expressed his concerns and spoke about installing a sidewalk along River Road.

The Board discussed the concern with Mr. Francis.

MR. GOINS: (Inaudible)

MR. O’CONNOR: He closed the public portion of the meeting.

MR. HEINOLD: The Planner’s testimony supported the fact that there are existing conditions. (Inaudible) Preliminary and Final Site Plan approval and conditional use approval. (Inaudible). The applicant will resolve the (inaudible) in the plantings and (inaudible) with Planning Board Engineer. The Odor Control Plan, Security Plan and the Final Signage Plan will be addressed. The Applicant will comply with the Affordable Housing requirements.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to approve Case #2402 – TGC New Jersey, LLC for Preliminary and Final Site Plan approval with bulk variances and conditional use approval as noted in the testimony tonight and reiterated by Mr. Heinold and as contained within Joseph Barbadoro’s review letter dated February 19, 2024 and amended today. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mrs. Woodington and Mr. O’Connor, no opposed, motion passes.

The Planning Board took a five minute recess.

MR. O'CONNOR: Case #2403 – Capitol Extracts, NJ LLC – Preliminary and Final Site Plan with Bulk Variance – 2200 Garry Road, Block 803, Lot 15.

PAUL SCHULTZ: Attorney for the Applicant. We are here for an application Preliminary and Final site Plan approval along with bulk variances and the conditional use approval to meet the standards for the 2200 Garry Road Site. This is in the Industrial Zone. This for manufacturing only. There will be no retail sales.

MR. HEINOLD: He swears in Garland Ellis, CEO Capitol Extracts and Robert Stout, Engineer.

MR. BARBADORO: He had no objection to granting the waiver except for Item #33 – Landscaping Plan and Item #40. I recommend the Board deem the application complete conditioned upon submission of those items. Mr. Stout advised that they are willing to supply those items.

A MOTION IS MADE BY MR. MCGILL seconded by Ms. Lamon to deem the application complete. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mrs. Woodington and Mr. O'Connor, no opposed, motion passes.

MR. ELLIS: He gave an overview of their cannabis manufacturing. They would sell to retailers. There are no retail sales at the site.

MR. SCHULTZ: As a condition of approval, he wanted to confirm with Mr. Ellis, if he agreed not to have on site sale of alcohol, tobacco products and also no onsite consumption of alcohol, tobacco or cannabis by any employee or visitors.

MR. SCHULTZ: No retail sales on site.

MR. ELLIS: Correct.

Mr. Schultz and Mr. Ellis - They discussed the operation. There will be five employees to start. After time that will increase to ten employees. They spoke about deliveries.

MR. ELLIS: Miles Transportation operates at the site. There will be no signage on the building. He spoke about the security plan. They will comply with the noise ordinance. Manufacturing only.

Mr. Schultz and Mr. Ellis discussed the proposed facility. They spoke about authorized visitors to the building.

MR. O'CONNOR: Miles Operations is there until 10:00 PM four nights a week and on Thursday evenings until 5:00 PM.

MR. STOUT: He presented and described the following Exhibits:

Exhibit A-1 – Aerial Map – He identified the surrounding properties.

Exhibit A-2 – Colorized Rendering of the Site Plan

The existing facility is 5,880 square feet.

No dumpster enclosure.

A variance for 9' X 18' parking stalls. He believes they have enough parking.

He will work with the Planning Board Engineer regarding the landscaping. No signage proposed.

There are 51 parking spaces.

MR. MINTON: Mr. Schultz, we ask that you file the Odor Control Plan which is required to be filed by the State and with the Municipal Clerk.

MR. MINTON: You will agree that the Chief of Police will review and approve the Security Plan submitted to the State.

MR. SCHULTZ: Yes.

MR. MINTON: Even though you aren't having business signage, the Fire Marshal will require an identification sign.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward

MR. O'CONNOR: He closed the public portion of the meeting.

A MOTION IS MADE BY MS. LAMON seconded by Ms. Woodington to approve conditional use approval, Preliminary and Final site Plan approval. The landscaping to be resolved, (inaudible) affordable housing. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Mrs. Woodington and Mr. O'Connor, no opposed, motion passes.

MR. O'CONNOR: He asked Mr. Heinold to explain to the Board the reason for the extensions for the Resolutions.

MR. HEINOLD: He spoke about the extension for the Resolutions.

MR. O'CONNOR: He opened the public portion of the meeting.

MR. FRANCIS: They were curious about what was going on down the street.

MR. HEINOLD: He spoke about Affordable Housing requirements.

MR. MINTON: The Board may administratively extend the timeline. We did require the Applicant to ensure that at least two cars will be able to be kept on the property as condition of that approval. Each unit will the ability to park two motor vehicles. We haven't seen the construction plans yet.

MRS. FRANCIS: She spoke about drainage.

The Board thanked Mrs. Francis for her comments.

MR. FRANCIS: He spoke about the foot traffic on River Road. He asked how many retail dispensary establishments are in Cinnaminson.

MR. MINTON: He advised that we have zero stand alone dispensaries.

MR. HEINOLD: (Inaudible)

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to approve the Resolution of the Planning Board of the Township of Cinnaminson Granting Extension of Minor Subdivision Approval to Cinnaminson Township – 810 S. Belleview Avenue (Block 423, Lot 14). ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MR. MINTON seconded by Ms. Lamon to approve the Resolution of the Planning Board of the Township of Cinnaminson Granting Extension of Major Subdivision Approval to Cinnaminson Township – 816 S. Belleview Avenue (Block 423, Lot 13). ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, Mr. Snyder, Ms. Woodington and Mr. O'Connor, no opposed, motion passes.

A MOTION IS MADE BY MS. LAMON seconded by Mr. McGill to approve the Minutes for the Reorganization Meeting - January 23, 2024 and Regular Meeting - January 23, 2024. ROLL CALL VOTE: AYE, Mr. Gallagher, Ms. Lamon, Mr. Maradonna, Mr. McGill, Mr. Minton, and Mr. O'Connor, Abstain, Mr. Maradonna, Mr. Snyder and Ms. Woodington, no opposed, motion passes.

MR. O'CONNOR: He opened the public portion of the meeting. No one came forward.

MR. O'CONNOR: He closed the public portion of the meeting.

MR. MINTON: He spoke about the next meeting date.

A MOTION IS MADE BY MS. LAMON seconded by Mr. McGill to adjourn the meeting. VOICE VOTE: ALL AYE, none opposed, motion passes. The meeting is adjourned.

Duly passed and Adopted

April 9, 2024

Respectfully submitted

Patricia Rucci
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