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October 15, 2020

VIA EMAIL AND USPS

Dawn Farrell, Administrative Clerk
TOWNSHIP OF MONROE PLANNING BOARD
125 Virginia Avenue, Suite 5A
Williamstown, New Jersey 08094-1768

Re: Minor Site Plan (1st Review)
Block 101, Lots 1.01
2090 N. Black Horse Pike (U. S. Route 322)
Zone: C, Commercial District
Applicant: Acreage CCF New Jersey, LLC
Application No #504-SP
MC No MMP-070

Dear Ms. Farrell:

The above referenced application is a request for minor site plan approval.

1.0 Project Description

1.1 Applicant's Proposal

The applicant is proposing to operate a retail medical cannabis dispensary, to be known as The Botanist, from a portion of an existing strip mall building located on the Black Horse Pike. The previous retail space used by a coffee shop and Verizon store is the subject of this application. No improvements are proposed to the exterior of the building or to the existing site improvements. Two wall mounted, illuminated signs are being proposed for the front and side facades of the building.

1.2 Existing Conditions

The subject property consists of approximately 1.16 total acres and contains a 9,820± s.f. one-story, masonry building with retail space and nine (9) garage bays used by a Tires Plus shop to remain. Associated site improvements including a parking lot containing 39 spaces and trash enclosures are also located on this property. The strip mall is situated at the intersection of the Black Horse Pike (U.S. Route 322) and Berlin-Cross Keys Road (C.R. 689). There is a two-way access drive located off of the Black Horse Pike. The PIQ has existing easements across it including three unspecified easements for Atlantic City Electric facilities, a Gloucester County road widening easement, a sewer line easement to the benefit of



the PIQ over adjoining lot 1.02 and an access easement to the benefit of the PIQ over adjoining Lot 1. The parcel is zoned C, Commercial District.

1.3 Surrounding Land Uses

Uses along the North Black Horse Pike are generally commercial with several residential developments off of the side streets. Zoning along the North Black Horse Pike is C, Commercial with R2, Suburban Residential Option zoning behind the Commercial zone on the southwest side of the corridor and the BP, Business Park zone behind the commercial on the northeast side of the corridor.

2.0 Materials Reviewed

We have reviewed the referenced submission, encoded by the Planning Board as #504-SP 09282020, received on October 6, 2020, consisting of the following:

| <i>Sheet</i> | <i>Title</i> | <i>Date</i> |
|--------------|--|--------------------|
| --- | Cover Letter, William L. Horner, Esq. | September 28, 2020 |
| --- | Application | September 25, 2020 |
| --- | Minor Site Plan Checklist | --- |
| --- | Attachment to Application | --- |
| --- | Proof of Tax Payment | August 3, 2020 |
| --- | Resolution PB-13-02 from a previous 2002 application | March 18, 2002 |
| --- | Certification of Ownership | September 24, 2020 |
| --- | W-9 | September 22, 2020 |
| --- | Resolution Authorizing Development and Agent(s) | --- |
| --- | Easement Agreement between Monroe Development, LLC and Leman Company (access easement) | August 1, 1994 |
| --- | Road Easement between Leman Company and Gloucester County | August 22, 1994 |
| --- | Deed between Leman Company and Monro Muffler Brake, Inc. | July 18, 1997 |
| --- | Deed between Leman Company and Leman Company | April 10, 1997 |
| --- | Deed of Easement between RGK Real Estate Development, LLC and Atlantic City Electric Company (unspecified) | August 22, 2002 |
| --- | Assignment and Assumption of Lease between Compassionate Care Foundation, Inc. and Acreage CCF New Jersey, LLC | September 25, 2020 |
| 1 of 4 | Sign Package Cover Sheet | June 30, 2020 |
| 2 of 4 | Location Maps and Existing Conditions | June 30, 2020 |
| 3 of 4 | Storefront Elevation | June 30, 2020 |



| | | |
|--------|-----------------------|--------------------|
| 4 of 4 | Sign Details | June 30, 2020 |
| 1 of 2 | Cover and Index Sheet | September 25, 2020 |
| 2 of 2 | Minor Site Plan | September 25, 2020 |
| 1 of 1 | Survey | September 10, 2020 |

The site plan is signed and sealed by John J. Hess, PE, PP, CME of Consulting and Municipal Engineers (CME), the survey is signed and sealed by William P. McManus, PLS of Duffy•Dolcy•McManus & Roesch and the sign package was prepared by Philip Light of Signs of Success.

3.0 Zoning Requirements

3.1 Use

In accordance with § 175-163B Attachment 6, community commercial uses, of which includes retail business and service establishments, are permitted uses in the Community Commercial District.

3.2 Bulk Requirements

The plan proposes no changes to the building which received site plan approval in 2002 (Resolution PB-13-02) for a commercial strip center which included retail space and a Tire Plus store and service center. That approval granted various bulk variances (including a parking variance) which are now existing and remain unchanged with this application.

4.0 Design, Performance and Evaluation Standards

4.1 Signs

1. In accordance with § 175-135C(5), each principal use shall be entitled to one facade sign for every frontage of the lot on a public right-of-way. For the purpose of this subsection, each leased module of a larger development may be considered a separate use. The size of each sign shall not exceed 10% of the facade area. The plan proposes one (1) façade sign facing the Black Horse Pike and one (1) façade sign facing Berlin-Cross Keys Road located above the existing canopies, each having an area of 20 square feet. As proposed, the signs conform to this requirement.
2. In accordance with § 175-135C(7), all signs within a single development shall be compatible in terms of material, lettering style and means of illumination. The applicant shall provide testimony regarding compliance.



3. In accordance with § 175-135G, sign criteria is as follows:

- (1) Attached signs. Attached signs shall be affixed parallel to the wall to which they are attached. The face of the sign shall project no more than 12 inches from the surface of the wall. The sign conforms to this requirement.
- (2) Height. The uppermost part of an attached sign shall not exceed the base of the second-floor windowsill in a two- or more story structure, nor above the building facade or 35 feet, whichever is lower, on either a one-story structure or a structure without windows. The uppermost part of a freestanding sign shall not exceed 20 feet. The lowest portion of any sign which projects above an area traversed either by motor vehicles or pedestrians shall be at least 17 feet and eight feet, respectively. The plan conforms to these requirements.
- (3) Illuminated signs. Illuminated signs shall be arranged to reflect the light and glare away from adjoining lots and streets. No sign shall be permitted with beam, beacon or flashing illumination. All signs with exterior lighting shall have the light source shielded from adjoining lots, streets and interior drives. All lights shall be either shielded or have translucent fixtures to reduce off-site effects. The plan proposes the sign lettering to be Halo Illuminated. As such, the sign conforms to this requirement.

5.0 Fees, Contributions, and Obligations

5.1 Medical Cannabis Transfer Tax

The applicant shall comply with the requirements of § 74-54 Medical Cannabis Transfer Tax.

5.2 Escrow

The applicant must contact the Township's Finance Office to settle any outstanding review escrow accounts prior to the plans being signed.

6.0 Outside Agency Approval

This minor site plan is subject to the review and approval of all outside agencies with jurisdiction, if not already received, including but not limited to the following. Evidence of these approvals must be submitted to the Planning Board.

- New Jersey Department of Transportation;
- Gloucester County Planning Board;



- Monroe Township Fire Official; and
- Any others as may be required.

The above comments and/or recommendations are submitted for your review and consideration. Should you have any questions with regard to this matter or require additional information, please do not hesitate to contact our office at (609) 910-4068.

Best regards,

MASER CONSULTING, INC.

A handwritten signature in blue ink that reads 'Pamela J. Pellegrini'.

Pamela J. Pellegrini, P.E., P.P., C.M.E.
Project Manager

PJP/rld

cc: Stephen Boraske, Esquire
Douglas A. White, PE, CME

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