

**Call to Order:**

It is 6:30 p.m. on August 15<sup>th</sup>, 2024 and this is the regular meeting of the Monroe Township Planning Board. Notice of this meeting was given as required by the Open Public Meetings Act and a copy was posted on the 2<sup>nd</sup> floor bulletin board in Town Hall and on the Township's website.

“Be advised, no new item of business will be started after 10:30 p.m., and the meeting shall terminate no later than 11:00 p.m.”

The Board saluted the flag.

Roll call: Present; Mr. Brown, Mr. Giacomucci, Mr. Helsel, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. O'Brien, Mr. Wolfe, Mr. Young. Also present; Mr. Campbell, Solicitor, Mr. Kernan, Engineer, Mr. Dochney, Planner, Ms. Gallagher, Secretary, Ms. Gabbianelli, Transcriber. Excused; Mr. Maure, Mr. O'Reilly

**Memorialization of Resolution:**

1. PB-20-24 – 1838 – Blaze Mill Development Group, LLC – Final Major Subdivision Phases 6- 12 Approved

Motion to Approve by Mr. Brown, seconded by Mr. Giacomucci. Roll call vote; Ayes- Mr. Brown, Mr. Giacomucci, Ms. Kennedy, Mr. Laughlin, Mr. Marino, Mr. Wolfe, Mr. Helsel, Mr. O'Brien, Nays- Zero.

**Oaths:**

Mr. Campbell swears in Tim Kernan, Engineer and Chris Dochney, Planner

**Extension Request for Board Action:**

1. #1872 Monroe Township – Minor Subdivision Extension Request The applicant is requesting an extension of the minor subdivision approval.

Mr. Campbell drafted a Resolution in anticipation and if the Board does not object, it is Resolution PB 21-2024. If the Board grants the extension, Mr. Campbell asks the motion to include the adoption of PB Resolution 21-2024.

Motion to Approve by Mr. Marino, seconded by Mr. Brown. Roll call vote; Ayes- Mr. Marino, Mr. Brown, Mr. Helsel, Ms. Kennedy, Mr. O'Brien, Mr. Giacomucci, Mr. Laughlin, Mr. Young. Nays- Zero. Abstains- Mr. Wolfe.

**Public Portion:**

1. #544-SP – 3852 SBHP Properties, LLC

The applicant is seeking minor site plan approval for the construction of a 3,200 square foot pole barn for a Cannabis Class 1 Cultivation facility; along with any other variances or waivers deemed necessary by the Board. This property is located on the South Black Horse Pike, also known as Block 6001, Lot 10 in the RD-C Zoning District.

David Thatcher is representing the applicant. Mr. Campbell swears in Chris Wood, the applicant. Mr. Thatcher summarizes the application and states the property has been abandon for quite some time. There are existing concrete pads and asphalt on the property. He says it is a very wooded site which is appropriate for this type of use because it is secluded. This is a permitted use in this zoning district and there are no variances needed in connection to this application. Mr. Thatcher asks Mr. Woods if he is the owner of 3852 SBHP Properties and he replies yes and he is the owner of this property. He asks if it is his intention to construct this pole barn for the operation of a Cannabis Cultivation facility and he agrees. Mr. Wood states they will be cultivating Cannabis indoors under artificial lighting using a coco coir growing medium drip irrigation and recirculation closed air growing style. Mr. Thatcher asks if Mr. Woods grows the Cannabis plants from seeds and cuttings, he agrees. Mr. Woods harvest them and then they are set aside. They are released by the Lab Testing Agency, CRC and then passed onto the customer. The customer would send secure transport to pick up the product to his facility and then take it back to the customer's facility. Mr. Thatcher states Mr. Woods grows it, harvest it and then the customer picks it up and Mr. Wood agrees. This will all occur indoors of the pole barn.

Mr. Thatcher submits A-1 which is a rendering of the proposed building. Mr. Woods states this is the proposed structure 80 feet by 40 feet pole barn. The front view would be facing the Black Horse Pike. The primary entrance would be in the front on the right-hand side and connects to the parking lot. Ask about the left end wall and if it would have a door, Mr. Wood replies yes. And there is an overhead garage door, Mr. Woods agrees. Asked when the customer comes to pick up the product, what type of vehicle would they be driving. Mr. Woods states a cargo transport. Once they pull in everything would be under video surveillance. Mr. Thatcher asks what the exterior of the pole barn will look like. Mr. Wood explains it will be color neutral, green and beige, something appropriate for the environment. Asked how many employees will be associated with this operation at this site. Mr. Woods states there will be a total of 3 employees. Mr. Woods, his business partner and one employee. Mr. Thatcher asks if this type of operation needs to be licensed by the State of New Jersey, Mr. Woods replies yes and he already has a license. He will comply with any license requirements for the Township. Asked of this type of facility is open to the public and Mr. Woods states it is not and there are no retail sales. Asked about hours of operation, Mr. Woods says approximately 8am-5pm Monday through Saturday. Asked about odor, Mr. Woods states there will be no air flow to the exterior of the building. It will be recirculated within the facility. Any areas outside the cultivation space, odors will be neutralized with carbon filter inline fan system. This is within the building itself. Mr. Thatcher asks about waste disposal and Mr.

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Wood explains trash will be store internally in accordance with CRC. It will be deemed unusable and mixed with sand or cat litter. It will remain in the building until it is picked up by the trash disposable trucks. Mr. Woods plans to follow all CRC regulations when it comes to waste disposal.

Mr. Thatcher asks Mr. Woods if he is proposing any signage with respect to the operation. He states the only sign they would like to put up is the required street address. It would be a simple street address sign on both sides of the Pike. Mr. Woods just wants to put a Main Entrance sign on the building. Mr. Thatcher states Mr. Woods is not publicizing the business. Mr. Thatcher states there are 4 parking spaces proposed and he agrees. Mr. Thatcher states 8 are required so Mr. Woods is seeking a waiver for parking. Asked if he is willing to put in more parking spaces to comply with the design requirements and Mr. Woods agrees. Asked about any proposed lighting, Mr. Woods says he would like 2 lights on each sidewalk and one light on each end wall to side wall lighting on a photocell. They will illuminate the driveway and the parking spaces. The CRC requirements for lighting is it has to be well maintained and they perform an inspection. The CRC will come to the property and do an inspection prior to approval for use. Mr. Woods state they have to meet all of the CRC criteria. Mr. Woods says the lighting would be turned off during daylight hours.

Mr. Thatcher points out the existing site on A-2 and asks Mr. Woods to identify what is to the right of the site. Mr. Wood replies this is Block 6001 Lot 11, 12, and 13 which are immediately adjacent to lot 10. These are currently wooded lots owned by Mr. Woods. Asked what is on Lot 9 to the left and he replies a lot of wooded area as well. Lot 8 is wooded and Lot 7 is residential. Mr. Thatcher asks about Lot 1, across the street and Mr. Woods says he doesn't believe there is anything on that lot or next to it, but there is Trio Tavern on is on 2.01.

Mr. Kernan begins with submission requirements. He is striking B (1) in his letter because the elevation and floor plans were submitted. A proposed circulation plans, including access street, curbs, aisles, lanes, etc. are required to be shown on the minor site plan. Mr. Kernan is going to work with Mr. Woods and his engineer on the property because of all the overgrown vegetation over the years. Mr. Kernan wants more details on the plans such as how wide the access drive and circulation for the parking spaces. He recommends these details can be cleaned up if approved with Mr. Woods, Mr. Brown (applicant's engineer) and himself. He would recommend a waiver but this information should be made a condition upon approval. Existing and proposed wooded areas, buffer areas and landscaping. He does not know if a landscaping plan is necessary and would leave that up to Mr. Woods and the Board. This may need a waiver or condition upon an approval.

Mr. Kernan discusses utilities. The proposed location of all drainage (including calculations). They do have a stormwater narrative from Mr. Brown (Mr. Woods Engineer), but there was not much details such as calculations. He would like more calculations because of the amount of disturbance required to get this accessway and parking area. Mr. Kernan would like the applicant to provide utility information. Mr. Kernan asks Mr. Woods if he would submit soil logs for septic and he agrees. This could be a condition upon approval. Mr. Kernan asks for the will serve letters and asks about water. Mr. Wood replies well water which will have to be approved by County Health

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Department and D.E.P. This can all be a condition upon approval. Lastly, a written description of the proposed operations. Mr. Kernan believes Mr. Woods testimony on this is applicable.

Motion to deem the application complete by Mr. Brown, seconded by Mr. Helsel. Roll call vote; Ayes- Mr. Brown, Mr. Helsel, Mr. Giacomucci, Mr. Laughlin, Mr. Wolfe, Mr. O'Brien, Mr. Young, Mr. Marino. Nays- Zero. Abstains- Ms. Kennedy.

Mr. Kernan stated since this property is located on the Pike it is up to the NJDOT if they will require curbing. He recommends a waiver for this item. There was some testimony on lighting, but Mr. Kernan thinks there should be a waiver required for not maintaining an average footcandle level of 2.4 feet. He believes this does not need to be met because it will not be open to the public. Mr. Kernan believes the applicant should put some lighting along the access driveway due to its length. The applicant will agree to this. Asked if he would comply with a pole mounted free standing light and Mr. Wood agrees. Mr. Wood's testimony is the lights would be on a photocell and Mr. Kernan does not believe the lights need/should be on all night. Mr. Kernan suggest the lighting should be on a timer instead of a photocell. Mr. Kernan would recommend a waiver on bollard-type lighting along walkways.

Mr. Kernan discusses off-street parking and he would like the driveway indicated on the plan. Mr. Thatcher agrees they can identify that for the Board. Mr. Kernan recommends a waiver for parking spaces for the proposed 9 foot by 18 foot. Mr. Kernan states our Code does allow trash to be contained inside. Asked about non-cannabis trash and Mr. Woods says it will be stored inside as well. It will be in a separate storage area segmented away. The surface of the drive aisle is proposed to keep as is but Mr. Kernan thinks improvements are needed. He would support a waiver for the 2 inches of asphalt. Mr. Thatcher states they will work with the town in respect to cleaning that up. The applicant will comply with the correct amount of parking spaces, they will add 3 or 4 more parking. No sidewalks out on the Pike, existing or proposed, so a waiver is required and Mr. Kernan supports this. Mr. Kernan suggest the property is overgrown so there should be some clearing and site triangle line shown at the exit going onto the Pike. The applicant agrees. For Cannabis they will submit their plans for security, emergency services, waste control etc. They agree. Mr. Thatcher asks if they could get a waiver for the Development Agreement. Mr. Kernan does not believe this Board can grant that, it would be Council. Also, with this type of use Mr. Kernan does not recommend to waiver this. Mr. Campbell states there is a lot of the plan that needs to be updated to satisfaction and all the components to make the town comfortable. He does not recommend a waiver for the Development Agreement as well.

Mr. Dochney states he agrees with Mr. Kernan on all of the zoning issues and waivers. This is listed as a conditional permit use and they comply with all the conditions: they have a minimum required lot area shall be 5 acres, the meet all of the bulk, area, yard, and buffer requirements for Rural Development. Mr. Dochney states the first waiver for parking, there are 7 spaces required. The requirement is one space per 1,000 square feet plus one space per employee. The applicant agrees to 7 spaces. He agrees to granting a waiver for the parking stall size and its fine with 9 foot

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by 18 foot. They will have trash enclosure inside the building so they will not need a waiver for that. Mr. Dochney agrees to waiving the sidewalk requirement. There is an existing condition for light industrial uses. He is not sure if this is required for Cannabis or in the Cannabis Code. He states a 50-foot buffer is required on the side property line where there is an existing vegetation. Mr. Dochney states the building is set back far enough that the vegetation on the west side is between 15-20 feet. Mr. Dochney asks the signage will be just a street number and Mr. Woods agrees.

Mr. Dochney says they did not provide a landscaping plan and he's not sure if it is necessary to the extent that they are keeping a large amount of the existing vegetation. He does not want them to remove vegetation just to add more landscaping. Mr. Dochney points out all the concrete on the plan and the existing concrete pads. He asks if there is any possibility to remove some of the concrete that is not being used for anything. Mr. Thatcher replies they will work with him, but do not want to remove all of it because of costs. Mr. Dochney asks about odor control. He would like the applicant to elaborate on how he will be controlling the air coming in and out. Mr. Woods says they will control the odor by the closed loop circulation system. Each room will be independent and sealed to keep out any type of containments. In the main entrance lobby area is where they will utilize the carbon filters. Mr. Wood states the main entrance is the front sidewalk. Mr. Dochney is fine with what they are proposing.

Mr. Marino asked what the hours of operation were. Mr. Woods replies 8am-5pm Monday through Saturday. Mr. Marino would like the applicant to put a lot of effort into the ventilation because he does not want any odor coming from the building. Mr. Woods elaborates this is a room within a room concept. There will be air scrubbers in those individual rooms. They constantly recirculate the air every 3 to 5 minutes. Mr. Giacomucci asks how many deliveries are to be expected. Mr. Woods says deliveries are small package services (UPS), no big box trucks. Asked about pick up, Mr. Woods says probably be twice a month. Mr. Wolfe asks if Mr. Woods met with the Chief of Police. Mr. Woods replies they wanted to go through the building process first, in order to show them a building with a plan. Mr. Wolfe asks if the doors close automatically and Mr. Woods replies yes, automatic closers and high security locks. Mr. Wolfe asks about the building itself. Mr. Woods replies it is heavy steel and it will be insulated and then steel on the inside as well. Mr. Wolfe states once he gets his final license from the State if he is familiar with the current ordinance on application fees and others. Mr. Wood replies yes. Mr. Young asks what type of lights and Mr. Woods replies LED. Mr. Young is concerned with Fire Vehicles and their access to the property. Mr. Kernan says they are going to work this out with Mr. Woods's Engineer. Mr. Campbell advises the applicant they will need to submit an actual Safety and Security Plan to the Township and Mr. Woods complies and states they will have to submit this to the CRC as well. Mr. Campbell says one of the requirements is the Environmental Impact Statement and upon approval Mr. Woods will submit the plans required, including an Odor Management Plan. He agrees. Mr. Campbell states for the record although this is solicited as a minor site plan, they advertised it as a site plan. Mr. Thatcher says he did and they have the proofs to give to the Board. He wanted to give public notice

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for the application. Mr. Brown asks what type of source are they using for energy and Mr. Woods replies low energy consumption, LED lighting. They are looking into the feasibility of putting in solar, but because it is such a wooded sight they are not sure if it makes sense at this point in time. If it is feasible, they will put in solar.

Motion to pass to open to the public. Mr. Campbell swears in Ted Row and Kelly Long, 3796 South Black Horse Pike, Williamstown. Mr. Row is concerned about the chemicals contaminating the water, especially his well. Ms. Long is concerned about the location of the proposed facility and she does not want to look at it because it faces in the same direction.

Motion passed to close the public portion. Mr. Campbell summarizes the application to the Board.

Motion to approve by Mr. Brown, seconded by Mr. Helsel. Roll call vote; Ayes- Mr. Brown, Mr. Helsel, Mr. Giacomucci, Mr. Laughlin, Mr. Marino, Mr. Wolfe, Mr. O'Brien, Mr. Young. Nays-Zero. Abstains- Ms. Kennedy.

2. WSP-02-24 – Shellmarc, LLC

The applicant is requesting a site plan waiver to operate a tanning salon on the existing property. This property is located at 1394 N. Black Horse Pike, also known as Block 612, Lots 8, 9, 10 and 20 in the Commercial Zoning District.

Mr. Wolfe recused himself for this application. Mr. Campbell swears in Marc and Michelle Carbonara.

Mr. Campbell states the applicants have amended the application to approve a seconded co-applicant and that is Capri Tans and Spa LLC. Asked if they are the owners of Shellmarc LLC, the spouses reply yes and the owners of Capri Tans and Spa LLC. Mr. Carbonara states the current location of Capri Tans is in the Milano shopping center. Ms. Carbonara is the operating partner and Mr. Carbonara handles maintenance and repairs. They purchased the salon in 2019 to which they beautified the business. Mr. Carbonara feels to grow revenue they will need a change in scenario. They found this property to give them better exposure to grow their existing client base. The property is newly remodeled and has adequate space to accommodate their current layout. The Carbonara's look forward to continuing their business in Monroe Township.

Ms. Kennedy asks if they are going to close the current salon and Ms. Carbonara replies yes. Mr. Campbell ask if it is an existing structure and they are moving in and planning on making it better. Mr. Carbonara agrees. Mr. Campbell ask if they are doing any significant or material changes to the site. The Carbonara's reply no. Mr. Marino ask if they plan on putting signage on the site later on and Mr. Carbonara says yes. Mr. Marino suggest they could conditionally approve the applicants for a sign so they do not need to come back before the Board. Mr. Campbell states they can issue an approval for the sign just as long as it does not violate our ordinance.

2. WSP-02-24 – Shellmarc, LLC (cont.)

Motion passed to close the public portion. Motion to approve by Mr. Marino, seconded by Mr. Helsel. Roll call vote; Ayes- Mr. Marino, Mr. Helsel, Mr. Brown, Mr. Giacomucci, Ms. Kennedy, Mr. Laughlin, Mr. O'Brien, Mr. Young. Nays- Zero.

**Public Portion:** None

**Approval of Minutes:**

1. June 20, 2024

Motion passed to approve minutes.

**Reports:** Ms. Gallagher states the Planning Board is back to two meetings a month starting in September.

**Adjournment:** This meeting was adjourned at 7:45 p.m.

These minutes are an extract from the meeting that was held on the above date and are not a verbatim account or to be construed as an official transcript of the proceedings.  
Respectfully submitted by: Scottie Gabbianelli, Clerk Transcriber