

**Camden County Planning Board**  
**County Public Works Complex, Lindenwold**  
**6:00 PM**  
**September 24, 2024**

The meeting was convened at 6:00 PM by Chairwoman Ms. Alexis Williams.  
Chairwoman Alexis Williams announced that the meeting was being held in person.

The meeting opened with the Flag Salute and pledge of allegiance.

Chairwoman Ms. Alexis Williams, Secretary Mr. Thomas Schina, Mr. Joseph Pillo, Mr. Ryan Doran, Mr. Stephan Gandy, and Mr. William England, Assistant County Engineer were all present.

Planning Board Solicitor: Brandon Hawkins, Esq. was present.

**MINUTES**

A motion was made to approve the minutes of the August 27, 2024 meeting by Mr. Tom Pillo and seconded by Mr. Ryan Doran. Ms. Alexis Williams abstained. All others present voted in favor of the motion.

**Public Comment on non-agenda items:** none

**Review of Projects for Board Action**

**A. VMDH Storage Facility-Pine Hill Borough, NJ**

Mr. Robert S. Baranowski, Esq. from Hyland Levin Shapiro LLP, and Brian W. Cleary, P.E. from The Pettitt Group, LLC were present representing the applicant.

Mr. Baranowski and Mr. Cleary provided an overview of the project. The applicant proposes to construct a self-storage facility consisting of one (1) three-story building with a footprint of approximately 40,865-SF and two (2) one-story buildings each with a footprint of approximately 11,000-SF, as well as one (1) parking area with nine (9) spaces, and a second parking area within six (6) spaces, a loading area, two (2) stormwater basins, landscaping, and lighting.

Mr. Cleary requested two (2) waivers:

1. Mr. Cleary provided testimony that per the County Engineer's Review letter the entrance driveway does not conform to the County standards to extend a minimum of twenty-five (25) feet past the sidewalk. He requested a waiver to not disturb the existing driveway because it was built five (5) years ago by the adjacent Dollar General. If they had to tear it up it would cause issues with the Dollar General.

Assistant County Engineer Bill England agreed to the waiver with the condition that if, or when they must repair the asphalt at the driveway apron that it is to be replaced as concrete and it is to comply with County standards.

2. Mr. Cleary also provided testimony to request a waiver from meeting the specific pavement marking requirements of the crosswalk. Pine Hill Borough wants the applicant to make the crosswalk as visible as possible. He stated the current sidewalk does meet County standards, but the white striping on the white concrete makes it difficult to make out. The Borough asked that the applicant put some contrasting paint between the white crosswalk stripes for the white stripes to be recognizable. It would just be adding colors and not altering the location or shape.

Assistant County Engineer Bill England agreed to the waiver with the condition that details be provided to enhance the striping with a border around the current striping in lieu of painting between the stripes.

**A motion was made by Secretary Mr. Tom Schina to approve the application with the conditions provided by Assistant County Engineer Bill England. Mr. Joseph Pillo seconded the motion with the same conditions. A roll call vote was taken, all were in favor. Motion passed.**

**CHAIRPERSON'S REPORT** - No Report

**ATTORNEY'S REPORT** - No Report

**COUNTY ENGINEER'S REPORT**- No Report

**COUNTY PLANNING REPORT** - No Report

The next planning board meeting is scheduled for October 22, 2024, and it is expected to be in person with a virtual option.

**NEW BUSINESS** - None

**OLD BUSINESS** - None

## **ADJOURNMENT**

A motion was made to adjourn the meeting by Mr. Tom Pillo and seconded by Mr. Stephen Gandy; all present were in favor. The meeting ended at 6:16 PM.

Respectfully Submitted,

Jerry Wawrzyniak