

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
January 23, 2024

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

Meeting opened with the Flag Salute and pledge of allegiance.

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

Planning Board Solicitor: Brandon Hawkins, Esq. was present.
Director of Planning and Permits: Ilene Lampitt, Esq. was present.

MINUTES

A motion was made to approve the minutes of the December 19, 2023 meeting by Vice Chairman Matthew Marrone and seconded by Mr. Joseph Pillo. All present voted in favor of the motion. Chairwoman Ms. Alexis Williams abstained.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Bellmawr Waterfront Redevelopment: Logistics Center/Waterfront Park; Bellmawr, NJ

Don Nagowski, Esq. and Sam Renauro, Civil Engineer were present, on behalf of the applicant.

Mr. Nagowski provided an overview of the project. The applicant is to develop a contiguous parcel that includes ground located in both Bellmawr, Camden County and Deptford, Gloucester County on the site of about 120 total acres.

The improvements proposed include a Green Acres waterfront park, which will stretch from Route 295 to the NW to the NJ Turnpike on the along the north shore of the Big Timber Creek, along with associated site improvements. Also proposed, is a 993,000-SF logistics center consisting of three (3) warehouses and associated parking and site improvements. In conjunction with Bellmawr and the Bellmawr Redevelopment Agency, a long planned and DOT promised roadway improvement, referred to as a connector road between Creek Road and Route 42, will be constructed by the applicant.

The planning board requested more information relating to the traffic pattern of getting to Rte. 295N, Rte. 42N, and Rte. 295S; specially the trip generation created by this development; large

vehicle traffic movement; how much traffic within the local municipal roads it may it create; landfill remediation; ownership; parking; and the timing of the design and construction of the connector road. All questions were addressed, with the applicant adding that they will not start any vertical building construction until all approvals and financial arrangements are finalized. The construction of the buildings and connector road will begin at the same time, and the buildings will not be occupied until the connector road is completed and fully operational.

There was a question from the public made by Anne Forline of the South Jersey Observer as to the timeline for when the road construction would start if the application were approved. The applicant stated that if all approvals were in place by June of 2024 their plan is to start between the third and fourth quarters of year 2024 and have construction completed by June of 2025.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional upon the applicant's statement that no vertical construction will take place until the County Planning Board sees final approved plans for the connector road and the facility will not operate until the connector road is completed and fully operational. Joe Pillo seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Mr. Stephen Gandy abstained. 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 February 27, 2024, and it is expected to be virtual.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Stephen Gandy and seconded by Secretary Mr. Thomas Schina; all present were in favor. The meeting ended at 6:50 PM.

Respectfully Submitted,

Jerry Wawrzyniak