

**Camden County Planning Board**  
**County Public Works Complex, Lindenwold**  
**6:00 PM**  
**February 27, 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, 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 January 23, 2024 meeting by Mr. Ryan Doran and seconded by Mr. Stephan Gandy. All present voted in favor of the motion.

### **Public Comment on Non-Agenda Items**

#### **A. Presentation by Gianni Hill-Birdsong with the Center for Family Services SERV (Services Empowering Rights of Victims) program.**

Ms. Hill-Birdsong provided an overview of the SERV organization, a Tri-County organization, and the services it offers helping victims of sexual abuse, domestic violence, and human trafficking. The services provided include a 24/7 crisis hotline, free individual and psychological counseling for anyone who is a victim of any of the three (3) categories named; advocacy to law enforcement and hospitals; and the counseling of secondary victims who have not been assaulted themselves, but know of someone who has, and is affected in some way.

### **Review of Projects for Board Action**

#### **A. Taco Bell, Tim Horton's & Retail Building - Pennsauken, NJ**

Kristopher J. Berr, Esq. from Del Duca Lewis & Berr, LLC, Brian W. Cleary, P.E. from The Pettit Group, LLC, and Nathan Mosley, traffic engineer from Shropshire Associates were present representing the applicant.

Mr. Berr provided an overview of the project. The applicant proposes to demolish the existing improvements on the property and construct a 2,722-SF Taco Bell Restaurant with a dual drive-thru and outdoor patio seating area, a 1,610-SF Tim Horton's coffee shop with a dual drive-thru and outer door patio area, and a 1,750-SF retail building. Parking lots containing forty-six (46) parking spaces, inclusive of two (2) ADA will also be constructed to serve the proposed buildings. Access to the property is proposed via a full-movement access driveway extending from Westfield

Avenue (CR 610) and via a right-in/right-out driveway extending from Crescent Boulevard (NJSH Rte. 130). Other site amenities include utilities, striping, landscaping, and lighting.

**A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that the driveway be constructed with concrete in lieu of the asphalt proposed, and that the applicant's engineer will work with the assistant county engineer to resolve the driveway not connecting to the right-of-way at a 90-degree angle. If no agreement can be made, the application will need to return to the board for further action. Mr. Ryan Doran seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Motion passed.**

#### **B. 103 Cross Key's Road – Pine Hill, NJ**

Cheryllynn Walters, Esq. from Nehmad, Davis & Goldstein, Kevin Shelly, P.E. from Shore Point Engineering, and Mr. Robbie Multani, applicant were present representing the applicant.

Ms. Walters provided an overview of the project. The applicant proposes to construct a drive-thru lane to the existing convenience store located at the Conoco gas station on the west side of the intersection of Cross Keys Road (CR 689) and Watsonstown New Freedom Road (CR 691).

The site currently contains a Conoco gas station and associated convenience store. The site is accessible from one access point on New Freedom Road (ingress/egress) and two access points on Cross Keys Road. The southwestern access point on New Freedom Road is provided via an access easement that is shared with Lot 31.

Seven (7) vehicle parking spaces are located facing New Freedom Road. Three (3) additional spaces are located adjacent to the convenience store with two (2) allocated for vehicles using the vacuum. An additional three (3) spaces are located near the access easement shared with Lot 31.

**A motion was made by Secretary Mr. Thomas Schina to approve the application conditional upon resolution of the traffic overlay. Mr. Stephen Gandy seconded the motion with Tom Schina's condition. 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 March 26, 2024, and it is expected to be virtual.

**NEW BUSINESS** - None

**OLD BUSINESS** - None

**ADJOURNMENT**

A motion was made to adjourn the meeting by Secretary Mr. Thomas Schina and seconded by Mr. Joseph Pillo; all present were in favor. The meeting ended at 6:35 PM.

Respectfully Submitted,

Jerry Wawrzyniak