

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
March 26, 2024

The meeting was convened at 6:00 PM by Vice Chairman Mr. Matthew Marrone. Vice Chairman Marrone announced that the meeting was being held in person.

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

Vice Chairman Mr. Matthew Marrone, Secretary Mr. Thomas Schina, Mr. Stephen Gandy, Mr. Joseph Pillo, 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 February 27, 2024 meeting by Mr. Stephen Gandy and seconded by Mr. Joseph Pillo. Vice Chairman Mr. Matthew Marrone abstained. All others present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. 400 Cooper Warehouse – Berlin Township, NJ

Robert Baranowski, Esq. from Hyland Levin Shapiro LLP, and John W. Kornick, P.E., P.P. were present representing the applicant.

Mr. Baranowski provided an overview of the project. The applicant proposes to construct a 39,000-SF warehouse building south of the existing 35,407-SF warehouse/office building along with a shared loading dock between the existing and proposed buildings.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that sidewalk and ADA compliant ramps be constructed along Cooper Road (CR 675). Mr. Joseph Pillo seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Motion passed.

B. Cooper University Hospital Critical Decision Unit – Camden, NJ

Steven G. Mlenak, Esq. from Greenbaum, Rowe, Smith, & Davis LLP, and Joseph Raday, P.E. from Pennoni Associates were present representing the applicant. Mr. Mlenak provided an overview of the project. The applicant proposes to construct a 5,500-SF Critical Decision Unit building on to the existing ten (10) story Cooper University Hospital.

In addition to the site plan expansion, the applicant proposes improvements to include off-street parking additions, lighting, landscaping, and associate utilities.

A motion was made by Secretary Mr. Thomas Schina to approve the application. Mr. Joseph Pillo seconded the motion. A roll call vote was taken, all were in favor. Motion passed.

C. Subaru Car Dealership – Cherry Hill, NJ

David M. Scolnic, Esq. from Hangley Aronchick Segal Pudlin & Schiller, and Ahmad Tamous, P.E. from Bohler Engineering were present representing the applicant. The applicant proposes the construction of a new 21,840-SF showroom building, a 36,350-SF service area, with a 5,845-SF drive through area. A 3,000-SF storage mezzanine is also proposed, resulting in a total building footprint of 67,035-SF. The site is currently vacant but has remnants of parking lots associated with the former Subaru Headquarters building.

Associated site improvements include stormwater management facilities, parking, lighting, landscaping, and other associated site amenities. The applicant is also proposing a lot consolidation of three (3) lots into one (1) lot.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that curb, driveway, and ADA compliant ramps be constructed along Park Blvd. (CR 628). Mr. Joseph Pillo seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Motion passed.

D. Cherry Collision (326 Haddonfield Road) – Cherry Hill, NJ

Dominic Simeone, Esq. from SRNJ Law Firm, and Jason Sciuillo, P.E., P.P. from Sciuillo Engineering were present representing the applicant. Mr. Simeone provided an overview of the project. The applicant seeks to use additional land from Block 182.01, Lot 13, consolidated under a separate application, to construct a parking lot for the existing auto repair facility. The development will include stormwater management, landscaping, and lighting.

A motion was made by Mr. Joseph Pillo to approve the application. Mr. Stephan Gandy seconded the motion. A roll call vote was taken, all were in favor. Motion passed.

E. Commerce Center – Cherry Hill, NJ

Kristopher J. Berr, Esq. from Del Duca Lewis & Berr, and Ryan Whitmore, P.E. from Land Core Consulting were present representing the applicant. Mr. Simeone provided an overview of the project. The applicant proposes to construct two (2) new pad sites including a 9,366-SF Day Care Center with an exterior play area on the eastern side of the site and a multi-use commercial property consisting of 2,467-SF Quick Service restaurant and a 2,527-SF retail/personal service/service space on the western side of the site. The proposed pad sites will be constructed in the parking areas located on the Chapel Avenue frontage. The site is currently occupied by three (30) multi-story Class "A" office buildings, consisting of 151,875-SF of space, which are proposed to remain. The site has full stop-controlled access on Chapel Avenue and a connection to the signalization access via the movie theater property on Haddonfield Road (CR 644).

In addition to the site plan, the applicant proposes to subdivide Lot 3 into three (3) separate lots, one (1) containing each of the proposed structures and the third will contain two (2) of the existing 3-story office buildings.

A motion was made by Mr. Joseph Pillo to approve the application. Secretary Mr. Thomas Schina seconded the motion. A roll call vote was taken, all were in favor. Motion passed.

F. Unity Road SNJ LLC – Gloucester Township, NJ

Stephen J. Tripp, Esq. from Wilentz, Goldman, & Spitzer, P.A., and Michael R. Brown, P.E., from Consulting Engineering Services were present representing the applicant. Mr. Tripp provided an overview of the project. The applicant proposes to construct a 4,290-SF Adult Use Cannabis Dispensary with drive-thru, parking lot, and additional associated site improvements at a 2.63-acre site located on the southwesterly side of Sicklerville Road between Orr Road and Hickstown Road.

A motion was made by Mr. Stephen Gandy to approve the application. Mr. Joseph Pillo seconded the motion. A roll call vote was taken, all were in favor. Motion passed.

G. Livewell Senior Cottages – Winslow Township, NJ

Keith A. Davis, Esq. from NDG Legal., and Gregory B. Fusco, P.E., P.P., CME from Consulting Engineering Services were present representing the applicant. Mr. Tripp provided an overview of the project. The applicant proposes to construct one-hundred eleven (111) Senior Houses in sixty-six (66) cottages, complete with a 7,100-SF Community Center on a 14.19-acre site. The property is located on the north side of Chews Landing Road (CR 704) between Orlando Boulevard and Concord Boulevard. The facility will consist of pocket neighborhood groupings of six (6) to eight (8) cottages with a common space yard area for socializing and interaction. The common space will contain a common interconnecting walkway, benches, tables, gazebos, and landscaping.

The development will consist of a network of streets that will contain storm drainage and landscaping amenities. The project will be serviced by domestic drinking water mains and sanitary water mains, which will be an extension of the existing municipal distribution system.

A motion was made by Mr. Joseph Pillo to approve the application. Secretary Mr. Thomas Schina seconded the motion. 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 April 23, 2024, and it is expected to be in person with a virtual option virtual.

NEW BUSINESS - None

OLD BUSINESS - None

ADJOURNMENT

A motion was made to adjourn the meeting by Mr. Stephan Gandy and seconded by Secretary Mr. Thomas Schina; all present were in favor. The meeting ended at 7:00 PM.

Respectfully Submitted,

Jerry Wawrzyniak