

**Camden County Planning Board  
County Public Works Complex, Lindenwold  
6:00 PM  
April 23, 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.

**MINUTES**

A motion was made to approve the minutes of the March 26, 2024 meeting by Mr. Joseph Pillo and seconded by Mr. Stephan Gandy. Mr. Ryan Doran abstained. All others present voted in favor of the motion.

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

**Review of Projects for Board Action**

**A. Jane's Joint-Gibbsboro, NJ**

Richard T. Wells, Esq. from Archer & Greiner, P. C., and Anthony DiRosa, PE, PLS, CME were present representing the applicant.

Mr. Wells provided an overview of the project. The applicant proposes to operate a retail cannabis dispensary within the existing 2-story 2,300-SF building located on the property. Improvements include exterior building façade modifications and an interior fit-out to include an entry vestibule, sales area, barrier free restroom, two (2) offices, and a breakroom. The lower level of the structure will be used utilized for material receiving, a storage vault, and packaging. Site improvements will include the removal of seven (7) existing shed structures and the construction of a new bituminous parking lot, the widening of the existing driveway apron, as well as other parking lot amenities such as lighting and sidewalk.

**A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that the driveway radius be increased, and the driveway apron be changed to concrete if the asphalt is in disrepair or in poor condition at the time of increasing the apron radius. Mr. Ryan Doran seconded the motion with Tom Schina's conditions. A roll call vote was taken, all were in favor. Motion passed.**

**B. 105-107 Haddon Avenue – Haddon Township, NJ**

Beth Marlin, Esq. from Brown & Connery, LLP, Clifton Quay, P.E., P.P. from Stantec, and Dominic Piperno were present representing the applicant.

Ms. Marlin provided an overview of the project. The applicant proposes to make the following modifications to the site:

- Demolish and remove approximately 11,000-SF of existing building area located in the rear of the site.
- Renovate approximately 3,900-SF of existing building structure to create an indoor dining and bar area.
- Construct a 2,250-SF exterior dining and bar area.
- Create approximately 1,150-SF of retail area along the frontage of Haddon Avenue (CR 561).
- Construct a new parking lot in the rear of the property for 18 valet parking spaces.
- Improve the existing parking lot on the west side of the building to provide for twelve (12) 9' x 12' spaces and two (2) barrier free spaces.
- Provide landscaping, lighting, and other site improvements including a new stormwater management system.

**A motion was made by Mr. Joseph Pillo to approve the application. Mr. Stephen Gandy 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 May 21, 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. Ryan Doran and seconded by Secretary Mr. Thomas Schina; all present were in favor. The meeting ended at 6:25 PM.

Respectfully Submitted,

Jerry Wawrzyniak

