

The Chairman called the meeting to order and stated it was being held in compliance with the “Open Public Meetings Act” and had been duly noticed and published as required by law.

Roll Call

Present: Mr. Rashatwar, Mr. Ravitz, Mr. DiNatale, Mr. Brzozowski, Mr. Brocco, Mr. Stein,
Mr. Schallenger, Mr. Kleinman

Absent: Mr. Schwenke, Mr. Kleiman, Mr. Nicini,

MEMORIALIZATION OF RESOLUTIONS

CORNERSTONE DEVELOPMENT OF GIBBSBORO LLC
CHANGE OF USE/WAIVER OF SITE PLAN
1202 BERLIN ROAD
BLOCK 262; LOT 10
PC# 22-025

Mr. Ravitz makes a motion to memorialize the resolution, seconded by Mr. Schallenger. Motion carries by the following roll call vote:

AYES: Mr. Ravitz, Mr. Schallenger, Mr. Rashatwar, Mr. Brocco, Mr. Stein

ABSTAIN: Mr. DiNatale, Mr. Brzozowski, Mr. Kleinman

NAYS: None

APPROVAL OF MINUTES

Mr. Schallenger makes a motion to approve the minutes dated February 22, 2023. Motion seconded by Mr. Ravitz. Motion carries by the assenting voice vote of all present Board members with the exception of Mr. Brzozowski, Mr. DiNatale, Mr. Kleinman who abstained.

NEW BUSINESS

Glass World Consulting, LLC
Conditional Use/Waiver of Site Plan
326 Route 73
Block 225; Lot 9
PC# 23-004
Action Date: 4/1/23

Mr. Ravitz states the applicant’s attorney has represented him in the past however it has been years and he feels this will not be a conflict. The Board and applicant agree.

Appearing before the Board is Mr. Richard Wells, attorney, Mr. Jon Allison and Mr. Michael Slater, applicants and Mr. William Kellam, security consultant.

Mr. Wells states the applicant is seeking Conditional Use approval and waiver of site plan to renovate and existing 6,862 square foot building for a Class 5 cannabis dispensary at the property located at 326 Route 73 . He states the property is located in the MB Zone and the use is conditionally permitted.

Mr. Wells states the applicant initially proposed to install a 73.75 square foot monument sign along the Route 73 frontage but has modified its application to reduce the sign therefore eliminating the need for any sign variance and now meets the Cannabis Conditional Use Ordinance. They also proposed a conforming façade sign on the front façade of the building. He states no exterior site improvements have been proposed and they are not proposing any changes to the site lighting.

Mr. Jon Allison testifies he has been involved in the ancillary cannabis business for over 20 years and Mr. Slater states he has been involved in the same industry for around 16 years. They testify they will be the owners and operators of the dispensary and have no plans on selling the business. They state the modifications will be done on the interior of the building.

Mr. Allison and Mr. Slater testify the hours of operation will be 10:00 AM to 10:00 PM. They testify and agree there are 29 parking spaces on site where 23 are required. There will be a total of 8 employees during peak hours. They inform the Board that cannabis customers and medical patients will be permitted to pre-order cannabis products online prior to pickup. They testify these customers still need ID's and cannot bypass security. They testify deliveries will be made by Class 4 licensed Amazon sprinter vans for transporting cannabis product to the dispensary and deliveries will take 15-20 minutes on average. Regarding odor they testify ventilation will be installed to prevent any odor issue. They also testify security cameras will be installed indoors and outdoors. They testify and agree there will be no processing or manufacturing on site. They state they are no large machines and no noise will be generated from the dispensary. They testify only employees will have access to the dispensary and there will be no onsite consumption of cannabis.

Mr. Allison and Mr. Slater testify they are leasing the building. They also inform the board they have submitted their security plan to the Voorhees Township Police Department for review. They state they will dispose of any recalled cannabis products in accordance with State Law and no outside storage is proposed.

Mr. Wells states the applicant submitted a site location plan confirming they meet the buffer requirements of the cannabis conditional use ordinance and that the Township Zoning Officer has also issued a report confirming the buffer requirements were satisfied as well.

Mr. Darji reviews his report dated March 6, 2023. The applicant agrees to modify the monument sign from 73.75 square feet to 32 square feet which will then comply with the requirements. The applicant then agreed to the other recommendations in his review letter as well.

Seeing no further testimony Mr. Rashatwar opens the meeting to the public. Seeing no public comments Mr. Ravitz motions to close public portion; seconded by Mr. Schallenhammer. Motion carries by the assenting voice vote of all present board members.

Mr. DiNatale makes a motion to grant Conditional Use/ Waiver of Site Plan approval to convert an existing building to a Class 5 Cannabis Dispensary for the property located at 326 Route 73, Block 225; Lot 9 with the following conditions/stipulations:

1. The applicant will comply with the recommendations in the Board Engineer's review letter dated March 6, 2023.
2. The applicant will submit a conforming sign plan meeting the size requirements of the Cannabis Conditional Use Ordinance.
3. The hours of operation will be 10:00 AM to 10:00 PM.
4. The applicant will comply with all ADA requirements.

Motion seconded by Mr. Schallenhammer. Motion carries by the following roll call vote:

AYES: Mr. DiNatale, Mr. Schallenhammer, Mr. Stein, Mr. Brocco, Mr. Kleinman, Mr. Brzozowski, Mr. Ravitz, Mr. Rashatwar

NAYS: None

ABSTAIN: None

Meeting is opened to the public. Seeing no public portion Mr. DiNatale makes a motion to close public portion, seconded by Mr. Stein. Motion carried by the assenting voice vote of all present Board members.

Seeing no further business Mr. Rashatwar adjourns the meeting.

Wendy Flite

Voorhees Township Planning Board Secretary

Minutes prepared by Wendy Flite. The minutes are intended to reflect the basic comments and action. Verbatim transcripts of all electronic recordings can be available upon proper request and payment.