

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. Nicini, Mr. Kleinman, Mr. Brocco

Absent: Mr. Schwenke, Mayor Mignogna, Mr. Schallenhammer, Mr. Kleiman, Mr. DiNatale,
Mr. Brzozowski, Mr. Stein

Also present is Chris Norman, Board Solicitor, Rakesh Darji, Board Engineer

Mr. Norman swears in Board Engineer, Mr. Darji.

APPROVAL OF MINUTES

Mr. Ravitz makes a motion to approve the minutes dated April 26, 2023; seconded by Mr. Rashatwar. Motion is carries by the assenting voice vote of all present Board members with the exception of Mr. Nicini, Mr. Kleiman, Mr. Brocco who abstained.

NEW BUSINESS

SWEETSPOT DISPENSARY LLC
CONDITIONAL USE
200 LAUREL OAK ROAD
BLOCK 151; LOT 1.01
PC# 23-013
ACTION DATE 6/12/23

Appearing before the board is Mr. Thomas Garlick, attorney, Mr. Bryan Lucas, General Counsel, Mr. Leah Furey, Planner and Mr. Peter Franklin, Vice President of Sales.

Mr. Garlick informs the Board that the applicant is seeking Conditional Use approval to permit the retail sale of adult recreational cannabis. He states the Sweet Spot is already operating at 200 Laurel Oak Road as a medical cannabis dispensary facility which is located on the O3 Zone with a cannabis overlay. It is a permitted use. He states the applicant has already obtained their Class 5 Retail license from the state. He also states there are no proposed changes to the building.

Mr. Lucas testifies on behalf of the application. He gives a brief summary what the transaction process looks like. He states the patient will walk into the reception area which is a locked room where you cannot access the facility until you present your identification and medical ID card from the State of New Jersey. Once it is determined that the client is of age and properly credentialed that you are granted access to the selling floor. In that area you are greeted by a patient counselor where they provide you education on cannabis. There is a display area that is locked that you are shown along with educational materials. After you make the decision of what product you would like to purchase the point of sale system sends a message to the rear of the facility which is a restricted access area where the product is packaged and labeled for sale where it is then passed through a pass through window which is only unlocked to pass through the product to the patient and they leave the store. The average transaction time is 4 minutes. All product is kept in a vault under lock and key.

Mr. Lucas testifies the only changes they anticipate with expanding from medical to adult use is that they are obligated by state law and state requirements to meet certain obligations when it comes to their inventory with respect to prioritizing their medical patients. They will offer hours that are exclusive to medical patients. He states there are two basic check out counters and during regular hours one will be dedicated to medical patients and one will be dedicated to adult use. At all times medical patients will be prioritized. During medical patient hours both counters will be dedicated to medical patients. The only other change is if you are an adult use customer you will have to present your drivers license or another form of identification to verify you are of age to purchase the product. He also states there will be an online ordering system.

Mr. Lucas testifies there are 7 parking spots that are dedicated to medical patients or those with a disability. He states there are over 60 spots on the site.

Mr. Lucas testifies there will be no consumption of cannabis, alcohol or tobacco on site. He testifies there will be no outside storage and all cannabis is stored internally in the vault. He testifies the hours of business will be 10:00 AM to 10:00 PM. Mr. Lucas testifies an odor mitigation system was submitted. He states the max employees is 12-14. Mr. Lucas testifies, the number of visitors is monitored.

Regarding deliveries Mr. Lucas testifies that deliveries are made by a sprinter van during the day. The product is delivered through the front door in a locked rolling cart and then wheeled back to the vault. Mr. Lucas testifies a security plan was submitted and approved by the Voorhees Township Police Department. He testifies loitering is prohibited and there will be no noise produced at this location.

Mr. Franklin testifies that the facility offers a wait list app which will allow for there not be a crowd issue or people waiting outside the doors to enter the building.

Mr. Lucas testifies they have other facilities in Maryland, Rhode Island and Maine.

Ms. Furey testifies on behalf of the application. She states the site meets the distance requirements for cannabis dispensary. She states the site is within an area that is a conditionally permitted uses for Class 3, 4 and 5 this being a Class 5 retail establishment. She testifies the site meets all operational, site and performance standard conditions. Ms. Furey testifies the site is not within 500 feet of a house of worship or the boundary of the MDR, RR, R10, CR or SH zoning districts. It is not within 1000 feet of a daycare facility, school or a playground. It meets the condition regarding Kirkwood Park due to the 4 lane roadway which separates it. She also testifies the signage complies. It also is consistent with the Master Plan. There are no variances required.

Mr. Darji states the applicant has addressed all comments of his review letter dated May 2, 2023. He states the applicant's proposal is a conditionally permitted use in the zone. The applicant is not proposing any site improvements and no variances are requested.

Seeing no further testimony or comments from the Board the meeting is opened to the public. Seeing no public comments Mr. Nicini makes a motion to close public portion, seconded by Mr. Ravitz. Motion carries by the assenting voice vote of all present board members.

Mr. Ravitz makes a motion to grant Conditional Use and Waiver of Site Plan approval to allow for the addition of Class 5 License Adult Use retail cannabis sales to an existing medical cannabis dispensary for the property located at 200 Laurel Oak Road, Block 151; Lot 1.01 with the following conditions/stipulations:

1. The applicant shall maintain its expanded Alternative Treatment Center licensure with the New Jersey Cannabis Regulatory Commission authorizing Class 5 Adult Use retail cannabis sales and medical cannabis sales.
2. Applicant's hours of operation shall be limited to 10:00 AM to 10:00 PM

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

AYES: Mr. Ravitz, Mr. Nicini, Mr. Kleiman, Mr. Brocco, Mr. Rashatwar

NAYS: None

ABSTAIN: None

Board memorializes the resolution for application.

The board moves on to the next item of business.

The purpose of this meeting is to consider and review ordinance of the Township of Voorhees, County of Camden and State of New Jersey, Amending Section 150.15(F)(6), "SIGN AND FLAGPOLE REGULATIONS" of the Unified Land Development Ordinance and Voorhees Township Code for consistency of the Voorhees Township Master Plan. The Planning Board will be taking formal action in connection with this matter. The Planning Board also reserves the right to transact any other business and take formal action as may be necessary at the meeting

Mr. Norman informs the Board Township Committee has referred a change to the zoning ordinance with respect to temporary political signs. He states Township Committee is looking to refine the temporary political sign ordinance to protect itself against any type of constitutional challenge. He reviews the changes which include the size and time to be removed which has been increased to 31 days.

Mr. Darji states the changes are consistent to the Master Plan.

Mr. Ravitz makes a motion to recommend the changes to the ordinance be adopted by Township Committee as they are consistent with the Master Plan, seconded by Mr. Nicini. Motion carries by the following roll call vote:

AYES: Mr. Ravitz, Mr. Nicini, Mr. Kleiman, Mr. Brocco, Mr. Rashatwar

NAYS: None

ABSTAIN: None

Mr. Rashatwar opens the meeting to the public.

Peter Greenberg states he is looking for information regarding the status of his Minor Subdivision application. Mr. Darji responds with an update.

Seeing no further public comments. Mr. Nicini makes a motion to close public portion, seconded by Mr. Ravitz. Motion carries by the assenting voice vote of all present board members.

Seeing no further business Mr. Schwenke 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