

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
June 25, 2024

The meeting was convened at 6:00 PM by Chairwoman Ms. Alexis Williams. Chairwoman Williams announced that the meeting was being held in person.

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

Chairwoman Ms. Alexis Williams, Secretary Mr. Thomas Schina, Mr. Stephen 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.

MINUTES

A motion was made to approve the minutes of the April 23, 2024 meeting by Mr. Ryan Doran and seconded by Mr. Joseph Pillo. Ms. Alexis Williams abstained. All others present voted in favor of the motion.

Public Comment on non-agenda items: none

Review of Projects for Board Action

A. Cooper Health System Tower A-Camden, NJ

Kevin D. Sheehan, Esq. from Parker McKay, and Kyle MacGeorge, P.E. and Kenneth Webb IV, P.E. from Langan, and Kevin Webb from Cooper Health Systems were present representing the applicant.

Mr. Sheehan provided an overview of the project. The applicant proposes the construction of a new 10-story medical tower expansion to the existing hospital with a footprint of approximately 35,570-SF. The applicant also proposes new sidewalks, bicycle parking, landscaping, and stormwater management measures.

A motion was made by Secretary 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.

B. Mullen Drive Residential Subdivision – Gloucester Township, NJ

John Wade, Esq. from Wade, Long, Wood, & Long, LLC, Chad Gualrapp, P.E., from Pennoni Associates, Inc., and Randy Unangst from Paparone Homes of NJ, Inc. were present representing the applicant.

Mr. Chad Gualrapp provided an overview of the project. The applicant is seeking major subdivision approval for the development of twenty-three (23) new lots for twenty-two (22) single-family

dwelling located at Mullen Drive. Other site improvements include landscaping, sidewalks, lighting, storm sewer conveyance system, and utility services.

The site is approximately a total of 8.27 acres located between Mullen Drive and Williamstown Erial Road in the Township's New Vision Business Park (NVBP), R-3 Single Family D3 detached (R-3), and Institutional (IN) zoning districts.

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

C. Cherrywood Shopping Center Upgrades-Gloucester Township, NJ

CheryLynn Walters, Esq. from Nehmad Davis & Goldstein, and Aaron Chan, P.E. from Stonefield Engineering & Design were present representing the applicant.

Ms. Walters provided an overview of the project. The applicant proposes to make improvements to the existing space formerly occupied by a K-Mart retail store in the Cherrywood Shopping Center including the establishment of an approximately 113,895-SF ShopRite grocery store. No changes to the existing footprint of the existing grocery store are proposed. The applicant also proposes a 7,500-SF retail/restaurant pad within the shopping center. Improvements to the site include lighting, landscaping, parking, and ADA compliance requirements.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional that the applicant will need to mill and overlay the half width of Little Gloucester Road along their frontage to a point just past the entrance to the Starbucks, and tie into the joint where the recent paving of Blackwood Clementon Road ends. Additionally, the applicant will provide reconfigured driveway plans for the two (2) access points on Little Gloucester Road by realigning the curbs and/or restriping to provide for a ninety (90) degree intersection with Little Gloucester Road. Mr. Joseph Pillo seconded the motion with Tom Schina's conditions. 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 July 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. Stephen Gandy and seconded by Mr. Ryan Doran; all present were in favor. The meeting ended at 6:35 PM.

Respectfully Submitted,

Jerry Wawrzyniak