

Camden County Planning Board
County Public Works Complex, Lindenwold
6:00 PM
August 27, 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. 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 June 25, 2024 meeting by Mr. Tom Pillo and seconded by Mr. Ryan Doran. 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. Hider Lane Residential Development-Gloucester Township, NJ

Bob Mintz, Esq. from Freeman and Mintz, and Michael Brown, P.E. from Consulting Engineer Services were present representing the applicant.

Mr. Mintz and Mr. Brown provided an overview of the project. The applicant proposes to construct a sixty (60) unit age-restricted apartment building and four (4) single-family dwellings on five (5) total lots. Additional site improvements include stormwater management, landscaping, and lighting.

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. Sweet Eats Bakery Expansion-Voorhees Township, NJ

Jeffrey M. Brennan, Esq. from Baron & Brennan, Jack Gravlin, Jr., P.E., David Horner, P.E. from Horner & Cantor Associates were present representing the applicant.

Mr. Brennan provided an overview of the project. The applicant proposes to construct a 4,950-SF building addition, reconfiguration of existing parking areas and construction of new parking areas for a total of 121 spaces. In addition, the applicant proposes to close off the existing ingress/egress and provide two (2) additional site accesses: one (1) dedicated ingress and one (1) dedicated

egress. Additional site improvements include stormwater management, landscaping, lighting, and traffic improvements (restriping turning lane) along Burnt Mill Road.

A motion was made by Secretary Mr. Thomas Schina to approve the application conditional with a waiver for a two hundred fifty-foot offset at the ingress/egress driveway to Wayne Avenue. Mr. Ryan Doran seconded the motion with Tom Schina's condition. 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 September 24, 2024, and it is expected to be in person with a virtual option.

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 6:32 PM.

Respectfully Submitted,

Jerry Wawrzyniak