

**MAYOR**  
Denice DiCarlo

**TOWNSHIP COMMITTEE**  
Megan Kerr  
James Mehaffey  
Adam Reid  
Jim Robinson



## **WEST DEPTFORD TOWNSHIP**

**Municipal Building**  
400 Crown Point Road  
West Deptford, New Jersey 08086  
Phone (856) 845-4004

**Township Administrator**  
Lee Ann DeHart

**Chief Finance Officer**  
Michael Kwasizur

**Registered Municipal Clerk**  
Lee Ann DeHart

## **PLANNING BOARD AGENDA**

Tuesday, June 22, 2021 at 7:00 PM

### **CALL MEETING TO ORDER**

- **Pledge of Allegiance**
- **Open Public Meeting Act Statement of Compliance:** In accordance with Section V of the Open Public Meetings Act, Chapter 231, Public Law 1975, notice of this meeting was posted on the Township bulletin board designed for that purpose. Notice was mailed to the official newspapers as provided by Township Ordinance. Notice was filed with the Municipal Clerk.
- **Roll Call**
- **Swearing In of Professionals**

### **APPROVAL OF PREVIOUS MEETING MINUTES**

- May 25, 2021 Meeting Minutes

### **OLD BUSINESS**

- None

### **NEW BUSINESS**

1. **Application #21-PB-0012 (DocuVault Delaware Valley, LLC)**  
**DocuVault Delaware Valley, LLC**      **Tax Map 32.01, Block 347.04, Lots 7 & 8**  
**1395 Imperial Way**      **Light Manufacturing (M-1) Zone**  
**Requested Relief:** *An amended site plan approval with bulk (C) variances from Section 166-43 to not required the creation of a dedicated loading space and from Section 166-34 to permit a retaining wall with a setback less than 5' from the principal structure, as well as design waivers for the installation of one (1) 39' tall liquid nitrogen storage tank, two (2) emergency standby generators, a second façade sign, a second monument sign and related site improvements.*
2. **Planning Board Referral: Cannabis Business (CB) Overlay Zone**  
*In accordance with the Municipal Land Use Law (MLUL) (N.J.S.A. 40:55D-26) the Planning Board will consider, by referral, the proposed Cannabis Business (CB) Overlay Zone, as introduced by the West Deptford Township Committee on May 19, 2021 per Ordinance 2021-13, for which Township Committee will be holding the public hearing and consideration for adoption on Wednesday, July 21, 2021. The CB Overlay Zone intends to permit, as a conditionally permitted use, four (4) classes of licensed cannabis businesses, specifically Class 1 Cannabis Cultivator Licensed businesses, Class 2 Cannabis Manufacturer Licensed businesses, Class 3 Cannabis Wholesaler*

*Licensed businesses, and Class 4 Distributor Licensed businesses. The Ordinance further provides for the general prohibition of Class 5 Cannabis Retail Licensed businesses and Class 6 Cannabis Delivery Licensed businesses to be prohibited in all zoning districts in accordance with New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act (P.L. 2021, c.16). The proposed CB Overlay Zone would conditionally permit Classes 1 through 4 to be located and/or operate in a portion of the Light Manufacturing (M-1) Zoning District generally bounded primarily southwest of Interstate Route 295, west of Jessup Road, primarily east of Metropolitan Avenue and north of Mantua Grove Road.*

## **CORRESPONDENCE**

1. Notice of Public Hearing for the Borough of National Park Land Use Board by John Hart & Cheree Galbraith-Hart, Wesley Avenue (Block 45, Lot 11) to consider a variance request for a single-family home received May 25, 2021.
2. Energy Transfer (Sunoco Pipeline) (Project No. LP-EGPT-WOOD-16) Anomaly Repair Project Notice of Application for Freshwater Wetland General Permit 1 and Coastal/Waterfront Development General Permit 12 dated May 26, 2021.
3. Westwood Sewer Main Replacement Project Notice of Application for NJDEP Multi-Permit Application dated June 3, 2021.

## **REPORTS**

1. **Planning Board Solicitor** (Malamut & Associates)
2. **Planning Board Engineer** (Federici & Akin)
3. **Planning Board Planner** (CME Associates)

## **RESOLUTIONS FOR MEMORIALIZATION**

- **2021-4** (Cannabis Business (CB) Overlay Zone Recommendation Report Transmittal)

## **OPEN MEETING TO THE PUBLIC**

## **ADJOURNMENT**