

# Meeting Minutes

## Carneys Point Township Planning Board

The Regular Meeting of the Township Planning Board was called to order at 6:32 pm on Tuesday, February 28, 2023 by Chairman Howard Cagle.

Chairman Cagle read the Open Public Meeting Act and the Video Teleconference and Noticing guidelines and ask for the Flag Salute.

Roll call for attendance: Chairman Cagle, Mayor Wayne Pelura, John Bibeau, Mark Lee, Kim Murray, John Giocaboni, Ron D'Angelo

Absent were: Ken Dennis, Jim Sassi, Dave Wright, Wayne Gerhard and Doug Sparks

Motion was made by Mark Lee to approve the minutes from February 14, 2023 and second by Wayne Pelura and approved by all.

First order of business was Appointment of Planning Board Member, Alternate #4 Akilah Lindler who was sworn in by Board Attorney, Adam Telsey, Esq. After being sworn in, Mrs. Lindler took her seat with the other Board members.

Next was the Technical Hearing for application 2022-20 of Twisted Hat Cannabis, LLC for variance relief, use approval and minor site plan for Block 193, Lot 6 located at 327 Slapes Corner Road, Carneys Point.

Applicant's attorney, Joseph DiNicola Jr, Esq. introduced the witnesses for the Application: Chad Everwine, (part owner); Dale Boston, PE applicant's engineer from Boston-Seeberger LLC, Traffic Engineer: Andrew Feranda and Security Agent Stephen Fox from Sonitroll Security. Witnesses were sworn in by Board Attorney, Adam Telsey, Esq.

First to testify was Chad Everwine who gave his credentials having worked for Wawa Corporation for 23 years as first Asst. Manager then General Manager and is a 50% ownership partner of Twisted Hat Cannabis LLC. He has his NJ State License to sell cannabis for adult use (Class 5)

He explained the operation and described the building and surrounding parking lot and driveways. One side of the current building is being used by a Truck Company for their office and the other side will be used for cannabis sales. He plans to open with 8 employees building up to 12 to 15. Hours of the ordinance allows 8am to 10pm but they may have shorter hours during the week,

Deliveries will be made with secured vehicles licensed to transport the product. And there will be security on site to ensure safety during hours and no deliveries will be made during off hours. He also explained that this is the most regulated industry in the state.

Security will be on site during all open hours and 30 minutes before opening and 30 minutes after closing to allow for employee safety. Windows will be security type and security walls in place to get to the product. Money and produce will be stored in DEA cages which are made of steel and are the same used by drug stores to protect their

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product. There will be air filtration and no one will be able to smell cannabis outside of the building. The prepackaged product is also air sealed.

Revenue projected to be 3 million per year. They will be accepting cash and atm debit cards. Not sure if they will take credit cards yet.

Safety and security for employees and customers is the biggest concern. They will push for pre-orders to keep from having long lines. There will also be inside kiosk to order product when customer enters thus cutting down on wait time.

The State regulates how they advertise. No ads allowed to show cannabis use or the plant or product. Can not advertise to anyone under age 21.

Questions were asked by Board members concerning lines of people outside building waiting to get in and too small a site to handle parking and traffic. The current area has a car gas station and truck wash and truck refueling station in rear of the site. Also, the Board feels the 16 parking spaces will not be enough.

The Traffic Engineer, Andrew Feranda, PTOE testified and showed site plans on how the traffic will enter and exit. He also stated that the current lot needs to be re-striped and cross walks and other directional markings (lane lines) on the pavement for trucks and passenger vehicles to follow. There will be no tractor trailer traffic in front of the site. He also pointed out there is more parking in the rear of the proposed site for employee parking and any additional overflow parking.

Attorney Adam Telsey explained they can put Conditions of Approval into the Resolution that will help ensure the parking and traffic conditions are met. They can also include a condition of approval for a pre-order only time window for product pick up thus ensuring the line moves quickly.

There was also concern that the many truck drivers using the site would purchase the product and then drive under the influence. It was explained that they have to be tested regularly for their CDL License and cannot test positive for any drugs and will not take the risk of losing their license.

Next Witness was Stephen Fox of the Sonitroll Security Company who has been an employee of the Salem County Sheriffs office; Cumberland County and Carneys Point Township Schools. He described the security system that will be used and the inside safety features like direct call buttons to 911 in the event of a hold up and live audio in their command post to relay to police department. They have outside cameras and inside with two cameras inside that cover 99% of the interior. Cameras on the cages and crisscross the back door area. There will be a button inside to enable employees to lock the front door whenever they want to; also a card swipe for employees to be able to get from lobby to the storage area. One armed guard will be onsite. The chief of police gave his approval.

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Dale Boston, PE of Boston Seeberger company went over signage and reason for the bulk variance request. There will be monumental sign and directional signs. Signs will be buffered away from residential area and also from traffic on Rte. 295.

He also went over the improvements to be made to the vestibule and there will be a sidewalk along the back of the building to the parking area. There are 18 spots in the parking area and will have separate entrance and exit to parking area.

That concluded the testimony from the applicants witnesses.

Next Board Engineer, Kevin Snowden, PE of Alaimo Group gave his report findings. He mentioned several Conditions of Approval for the lighting, striping and the need, or not, for electric vehicle charging station. He suggested they get a letter from DCA to say they do not need the charging station. He also mentioned striping be put near the truck wash to direct traffic.

Board Planner, Michelle Taylor PP, AICP went over her report and discussed signage, directional signage, landscaping along the sidewalk and office areas and gates on trash enclosures.

Applicant agreed to work with both Board Professionals on these issues.

Motion was made by John Bibeau to open this portion of meeting to the public and second by Mark Lee.

One witness, Matt Santonella, spoke about the long lines at the other location in New Jersey that were a question of concern. He explained that the issue at that site is that they have a medical facility to issue medical marijuana and now they have the recreational sales as well, so they are dealing with patients who are on the site much longer than anyone looking to just purchase product.

Motion was made and second to close meeting to public.

Attorney Adam Telsey, Esq. summarized the conditions for approval which included the use approval, minor site plan approval and the conditions of approval for the bulk variance for signage, 1000 ft from school property and public parks; 1500 ft from an adult use establishment and 200 ft non permitted use for residential district and finally no usage of products sold on property.

Motion made to approval application 2022-20 for Twisted Hat Cannabis, LLC was made by Mark Lee and second by John Bibeau. Roll call vote taken:

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Member	Moved	Seconded	Y	N	Abstain	Absent	Conflict
W. Pelura	X		X				
J. Bibeau			X				
K. Dennis		X	--			X	
J. Sassi			--			X	
M. Lee			X				
K. Murray			X				
H. Cagle			X				
D. Wright			--			X	
J. Giocaboni			X				
W. Gerhard			--			X	
D. Sparks			--			X	
R. D'Angelo			X				
A. Lindler			X				

8 approvals 0 denied

There was no old business and no new business.

Motion made to open to the public and there were no attendees virtually or in house.

Motion to close to public was made.

Mayor Pelura expressed his gratitude to the Board, especially the new members, for their review and attention given to the business at hand. Also wanted to thank everyone for voicing their questions and concerns for our first project application of the year.

Motion to adjourn was made by Mark Lee and second by John Bibeau.

Meeting adjourned at 8:12 pm

Freda Earnest, Secretary

Date Approved: