



**CITY OF ABSECON
Municipal Complex
500 Mill Road
Absecon, New Jersey 08201**

PLANNING & ZONING
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**AUGUST 23, 2023
PLANNING BOARD
MEETING MINUTES**

The meeting was called to order by Bob Preston at 6:30 p.m.

Flag Salute

Notification of Meeting

ROLL CALL

PRESENT: Aleli, Horton, Howell, Strugala, Tiberio, Preston

ABSENT: Gersh, Kirk, Reilly, Thompson, Clinksale

ALSO PRESENT: Joe McGroarty, Board Attorney; Andy Previti, Board Engineer and Chris Dochney, Board Planner

OLD BUSINESS:

VOTE: Minutes of August 9, 2023 meeting

Motion to approve – Nick Tiberio – second – Lou Strugala

All were in favor.

NEW BUSINESS:

Presentation from Absecon Wine and Spirits' new liquor store regarding dumpster enclosure revision

Bob – we received a request for a minor change to the dumpster enclosure that is going to be explained by the applicant. This project already received approval and well along in construction. He then asked for a brief explanation of the detour and the signs.

Adam Sternberger, owner of the liquor store – the walkway was fenced off due to insurance issues. They were no longer able to be insured with the condition that it was in, so the city and county got involved and they were told what needed to be done and where the fencing should go. The city has a grant for new sidewalks and that is supposed to take place soon. They are hoping to open in December or January. The small modification for the dumpster enclosure would be a large monetary savings for them. It would be a cement pad secured by heavy duty fencing. They are ending up

phasing the project: Phase 1 is the retail store; phase II is the café hopefully in April or May and phase III is the outdoor seating area. The savings from the enclosure of about \$25,000 might help them to do phase III sooner. He had handed out photos of the enclosure and future outdoor area.

Lou – confirmed the fencing and location

Bob – asked if they were concerned about odors

Adam – no, we are not and if needed, they will have more trash pickups scheduled

The applicant was told that the fence enclosure would be fine, but when it came time for them to finish the outside eating area, they would need to work with Andy to finalize those plans.

Application #3-2023 for ENV Growers, LLC - Block 26 - Lot 1.01 – 125 Pleasant Avenue for Final Major Site Plan Approval with variances and waivers to be able to construct a building for the use of cannabis cultivation

Jeff Brennan, applicant's attorney; James Barr, owner and Bill Nicholson, applicant's engineer all appeared and were sworn in.

Jeff – explained that they received preliminary approval back in June and were here tonight for final approval. They have addressed the board's concerns and will go over them tonight.

Exhibits marked into evidence were:

A1 – site plan

A2 – landscaping plan

A3 – smell mitigation plan

A4 – floor plan

A5 – proposed elevations

A6 – power point handout

Bill Nicholson – started with the changes to the site plan. They have moved the basin to the north of the property and it will be fenced in now. There will be curbing along the front of the building. Two EV parking spaces will be designated and some added lighting will be installed on the building.

Plantings will be added around the property.

Bob – confirmed that the improvements to Pleasant Avenue were the paving and curbing that was added and discussed the trees that are to be saved on the property. The overflow from the basin would utilize the rest of the site? What kind of storm would get it to a 15 ft. elevation.

Bill – this was designed for a 100-year-old storm

Joe McGroarty – asked if all the conditions in paragraph 5 of the Decision and Resolution are all met now

Jeff Brennan – yes, they have: the landscaping plan, the mechanical plan, the 2 EV parking spaces, the entrance vestibule, identify trash enclosure on the plan, identify the directional signs, raised sidewalks being added, perform a sewer dye test, which will be done and a retention basin maintenance agreement to be done.

Andy – sheet 6 has been added now. Questioned the ventilation and asked if all the employees will enter and exit out of the front door in order to mitigate odors. There is a second door next to the shipping/receiving door, which is marked as an emergency exit.

James Barr – went over the floor plan and described the building and the operation of the business. They hire a secure transport company that will travel to the retail stores, which probably will happen two times a week.

They coordinate the deliveries to the site as well, which are usually materials and supplies, but no controlled substances. They submitted a smell mitigation plan and he explained the HEPA filters and carbon filters that will be used. You want to have negative pressure. Air will come in but no air should go out. There will be air curtains on the doors that will be used. The operation is a 24/7 – 365 days a year. They plan on hiring full time people who are trained as farmers.

Lou – asked about any cleanliness standards and if any smell will be going outside.

James – it is a closed system and with the carbon filters it should be good. Air will be recycled.

Andy – they have shown the vestibule on the plans, but the roof over the back door needs to be added.

Chris – they addressed most of his comments. He would like to see more types of landscaping and it be off set every 100 ft. with the vestibule now. He mentioned that the state has no law on odor mitigation.

Andy – the revised plans have satisfied his comment. He is okay with the following list of conditions of approval:

More details on the trash enclosure; a chain link around the basin; a design waiver for the asphalt having a 2" base course where 4" is required; full detail on the ADA ramp; the concrete pad at 4" rather than 10"; water and sewer; a grading plan to meet the storm water management plan; the stop sign detail; an irrigation plan submitted prior to construction and a smell mitigation plan addressed.

Public Portion

Bill Pettek – 107 Summit Avenue – he hopes their plan for the smell mitigation works out. He asked if they had any plans to do something on Summit Avenue. Said people do park on Pleasant Avenue at night and to be aware.

Andy – they have nothing planned on Summit Avenue.

Close Public Portion

Bob asked if there were any more questions or comments from the board and there were none.

Joe – stated the motion would be to grant final site plan approval with the conditions mentioned tonight.

Motion was made by Betty Howell – seconded by – Lou Strugala

ROLL CALL: Aleli, yes; Horton, yes; Howell, yes; Strugala, yes; Tiberio, yes; Preston, yes

APPROVAL OF BILLS

Chris Dochney - \$780 for ENV Growers; \$87 for WP Absecon LLC; and \$1,609.50 for SNS Land Holdings

Andy Previti - \$1,529.39 for ENV Growers; \$647.88 for WP Absecon LLC and \$233.15 for SNS Land Holdings

Motion to approve: Kim Horton – second – Betty Howell

All were in favor.

ADJOURNMENT

Motion to adjourn – Nick Tiberio – second – Betty Howell

All were in favor.

Respectfully submitted,



Tina Lawler, Secretary

Approved: 9/27/23