

**PLANNING BOARD REGULAR MEETING
AGENDA
MARCH 20, 2025
7:00 PM**

CALL THE MEETING TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MAYOR MARIE LAWRENCE, CLASS I
ANTHONY RAYMOND, MAYOR'S DESIGNEE
COMMITTEEMAN CHARLES FLAMINI, CLASS III
TIMOTHY MEAD, CHAIRMAN, CLASS IV
MICHAEL PASSARELLA, CLASS II
JOHN HOLROYD, VICE CHAIRMAN, CLASS IV
JOHN SHAW, CLASS IV
TRAVIS HEMPHILL ,CLASS IV
JOANN WATERS, CLASS IV
MARIO PARTEE, CLASS IV
JOHN WIGGINS, ALTERNATE #1
LUKESHIA WALKER, ALTERNATE #2

If necessary, vote on attendance in accordance with Citizens Service Act:

A motion was made by _____ and seconded by _____ to excuse the absence of Planning Board Member(s). Voice Vote.

OTHER OFFICIALS PRESENT

CHRISTY MEZZATESTA, BOARD SECRETARY
BARBARA HOUSEHOLDER, RECORDER
SHIRLEY GRASSO, BOARD SOLICITOR
UZO AHIARAKWE, BOARD ENGINEER
BERNARD TETREAU, BOARD TRAFFIC ENGINEER

ANNOUNCEMENTS

This meeting is being conducted in full compliance with the “Open Public Meetings Law” and notices were sent to the Courier Post, and The Hammonton Gazette. In addition, due notice was provided on the Official Bulletin Board. In accordance with the Land Use Act of New Jersey this meeting is being electronically recorded.

In accordance with Planning Board Resolution PR2025-011, all Planning Board Meetings are to begin at 7:00pm and no new application will be started after 11:00pm, unless extended by majority vote of the Planning Board during said meeting.

EMERGENCY EXITS

Please be aware in the event of an emergency, all persons in the courtroom should exit the courtroom quickly and orderly, using the two main doors in the courtroom and then locate the nearest exit to safety. In addition, all cell phones shall be turned off or placed on vibrate during the Planning Board meeting.

PUBLIC PARTICIPATION

Each application will be open for public participation. All citizens will be sworn in and allowed five minutes to be heard unless extended by the board. Please be advised that if you are a covered person and have registered under Daniel's Law, you are not required to state your address, but we ask that you provide your name and address to the board secretary who will keep your information confidential.

MINUTES OF PREVIOUS MEETING

A Motion was made by _____ and seconded by _____ to approve the February 20th, 2025, Planning Board Regular meeting minutes as submitted and dispense with reading of same. All in favor?

APPLICATIONS

1.

NOTICE OF PUBLIC HEARING ON DETERMINING IF

BLOCK 2204 LOT 12 CAN BE DEEMED AN AREA IN NEED OF NON-
CONDMEINATION REDEVELOPMENT ON THE OFFICIAL TAX MAP OF THE
TOWNSHIP OF WINSLOW COUNTY OF CAMDEN AND STATE OF NEW JERSEY

APPROVED

25.02.18 Block 2204 Lot 12- Preliminary Investigation_AINOR Study_v2 .pdf
certified list.pdf
mailing notice to property owners.rtf
certified list with mortgage cos and lien holders.xlsx
PROOF OF CERTIFIED MAILING
proof of pub- courier post.pdf

2. Applicant: DBK Development Group, LLC

Type of Application: Minor Subdivision with Bulk Variances

Tax Map ID: Block 5902 Lot 10

Property location: Blue Anchor Road

Zone: PR-1 Pinelands Rural Residential

Proposal: *creating 4 Single Family Dwelling lots, on public water and septic*

APPROVED

Application & related documents
inconsistent COF.pdf

Minor-Subdivision-Plan-10-23-2024.pdf
PLAN-OF-SUBDIVISION-10-23-2024.pdf
Title - Full Information Certificate.PDF
Winslow-03-13-2025.pdf
supplement notice 3 12 25.pdf
proof of mailing notice
Tochi Review Letter 03-19-2025.pdf
proof of publication- courier post

3. Applicant: ARCR Home Builders LLC
Type of App: Preliminary and Final Major Subdivision with Bulk Variances
Tax Map ID: Block 7402 Lot 9
Property Location: Hay Road
Zone: PR-6, Pinelands Village- Low Density Residential
Proposal: 9 Lots, 8 Single Family Homes and 1 Open space/basin

REQUEST MADE TO CARRY THE APPLICATION TO JUNE 12TH, 2025.
APPLICANT REQUIRED TO RE NOTICE FOR THE HEARING.

app and related documents- hay road.pdf
COF Hay Road.pdf
old resolutions for Hay Road.pdf
SUBDIVISION PLAN (12 SHEETS).pdf
SURVEY (1 SHEET).pdf
PLAN OF LOTS (1 SHEET).pdf
FOCAL POINT BIOFILTRATION SYSTEM LAYOUT (8 sheets).pdf
STORMWATER MANAGEMENT FACILITY OPER & MAINT MANUAL.pdf
TRAFFIC ENGINEERING ASSESSMENT REPORT.pdf
Tochi Review Letter
ERI review- ARCR Home Builders-Hay Rd_2.18.25.pdf
PD Review Hay Road
FD PLAN REVIEW - HAY ROAD 1.23.25.pdf
affidavit of pub and proof of notice

4. Applicant: G7B II LLC
Type of Application: Preliminary and Final Major Site Plan and Bulk Variances for signage
Tax Map ID: Block 502 Lot 4
Property Location: Chews Landing Road and Berlin-Cross Keys Road; more commonly known as 538 Berlin Cross Keys Road
Zone: CM- Major Commercial
Proposal: to demolish the existing commercial bank building and re-build a 510 sq ft drive-thru coffee shop & 260 sq ft refrigeration shed and related site improvements

APPROVED

00 - 2024-07-02_Cover Letter to Municipal Planning Board.pdf
01 - Site Plan App.pdf
02 - Variance App.pdf
03 - Affidavit of Ownership.pdf
06 - Site Plan Checklist.pdf
07 - Checklist Waiver Memo.pdf

08 - Escrow Agreement.pdf
10 - Tax Abatement Notice.pdf
11 - Corporate Disclosure.pdf
12 - 2024-11-19_Tax Cert.pdf
13 - 2024-11-19_200 Foot POL - Gloucester Township.pdf
14 - 2024-11-19_200 Foot POL - Winslow Township.pdf
15 - Title.pdf
16 - Zoning Relief Memo.pdf
17 - Agency Memo.pdf
18 - Phase 1 ESA-PA.pdf
19 - Geotech Report.pdf
20 - Stormwater Management Statement.pdf
21 - Traffic Report.pdf
22 - Site Plans.pdf
23 - Site Plan Sheet.pdf
24 - Architectural Plans.pdf
25 - Survey.pdf
Certified receipts.pdf
FD 7Brew Coffee 2.6.25.pdf
PD REVIEW 7BREW COFFEE.docx
RVE 7 Brew Coffee Review Letter #1.pdf
4810314.ERI Final_Winslow PB Traffic Engineering Review_G7B II LLC-7 Brew Coffee_3.7.25.pdf
Tochi Review Letter 03-09-2025.pdf
proof of mailing and affidavit of pub.pdf
7 Brew Coffee Site Plan.3-20-25 Rev ERI Recommended Revisions.pdf
2025-03-19 StonefieldResponse Letter.pdf

5. Applicant: EFP Urban Renewal LLC
Type of Application: Preliminary and Final Major Site Plan and Minor Subdivision
Tax Map ID: Block 601 Lot 1.03, 2, 3, & 4
Property Location: Johnson Road and Berlin-Cross Keys Road
Zone: Redevelopment overlay
Proposal: Multi-family Apartment complex, 264 units and amenities and subdividing property into two parcels

REQUEST TO CONTINUE TO APRIL 17TH 2025, NO FURTHER NOTICE PROVIDED

MOTION	SECOND	ALL IN FAVOR?
app and related forms.pdf		
assessor certified list.pdf		
EFP Urban Renewal Johnson Rd PD review.pdf		
Traffic Impact Study-Rev. 01-2025.pdf		
School Impact Study.pdf		
Survey.pdf		
3874-02 Storm Report Rev. 2025-01.pdf		
Phase 1 ESA 2021-05.pdf		
3874-02_MSD01.pdf		
Tochi Review Letter 03-09-2025.pdf		

RVE- EFP Renewal Utility Review Letter #1.pdf
ERI Rev_Winslow PB Traffic Engineering Review_EFP Urban Renewal Prel & Final_2.21.25.pdf
FD review #1
FD email comments 2-24-2025
EFP Urban Renewal Johnson Rd PD review.pdf
3874-01 Emblem Prelim-Final 2022-12-14.pdf
Affidavit Package 3-12-25.pdf
Letter requesting adjournment 3-19-25.pdf

6. Applicant: Alex A. Mirzaei and Minoo Mirzaei
Type of Application: Minor Subdivision
Tax Map ID: Block 7607 Lot 5
Location: South White Horse Pike
Zone: PC-3 Pinelands Village Commercial
Proposal: subdivide existing Lot 5 into two properties, Lot 5 remaining 5.15 acres and proposed Lot 5.01 being 3.21 acres, no further development

REQUEST TO CONTINUE TO APRIL 4TH 2025 SPECIAL MEETING AS ADVERTISED, NO FURTHER NOTICE PROVIDED

MOTION	SECOND	ALL IN FAVOR
--------	--------	--------------

app and related documents
proof to PD, FD, Assessor
Pinelands Certificate of Filing.pdf
supplemental submission, 2.25.25
Minor sub plan, 2.25.25
TITLE REPORT mirzaei.pdf
TOCHI Review Letter 3-03-2025.pdf
2025-3-11_Trans to Christy at Twp.pdf
Affidavit of Publication.pdf
Block 7607 Lot 5 Certified 200ft property list.pdf
Cert Mail Receipts_1.pdf
Cert Mail Receipts_2.pdf
Cert Mail Receipts_3.pdf
waving timeline on completeness
confirmation of special meeting attendance, April 4th

7. Applicant: 402 CARLISLE REALTY, LLC
Type of Application: Preliminary Major Site Plan & Minor Subdivision approval with Bulk Variance for height
Tax Map ID: Block 1801 Lots 36, 38, 43, & 44
Location: South Grove Street
Zone: PI-3 (Pinelands Rural Development Industrial)

Proposed: *demo 3 existing warehouse structures; consolidate 4 existing properties into one lot; 1 (one) new 170, 100 sq ft warehouse with office space & related parking, storm water management improvements; proposed height of 38ft where 35ft is permitted*

REQUEST TO CONTINUE TO APRIL 17TH 2025 REGULAR PLANNING BOARD MEETING

motion:	second:	all in favor?
---------	---------	---------------

[Ltr requesting adjournment 3-7-25.pdf](#)

8. Applicant: Robert Rosenberg
Type of application: Minor Subdivision
Tax Map ID: Block 1601 Lot 12
Property Location: West Taunton Road
Zone: PR-6 (Pinelands Village Low Density Residential)
Proposal: *create two lots ; existing Single Family Dwelling & agricultural use to remain on Lot A- 7.10 acres, new proposed Single Family Dwelling on Lot B- 4.68 acres*

REQUEST TO CONTINUE TO APRIL 17TH 2025 REGULAR PLANNING BOARD MEETING

motion:	second:	all in favor?
---------	---------	---------------

[Tochi Review Letter 8-9-2024.pdf](#)

[Rosenberg Tax Assessor approval pdf](#)

[Rosenberg minor sub plan.pdf](#)

[proof of delivery- rosenberg.pdf](#)

[rosenberg application & related documents.pdf](#)

[title report- rosenberg.pdf](#)

[letter carrying to April 17th](#)

RESOLUTIONS

PR2025-024 RESOLUTION DEEMING THE AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION COMPLETE FOR VB WINSLOW REALTY, LLC, LOCATED AT BLOCK 2901.02 LOT 1 ON THE WINSLOW TOWNSHIP TAX MAP.

MOTION: SECOND: ROLL CALL:

PR2025-025 RESOLUTION APPROVING THE AMENDED PRELIMINARY AND FINAL MAJOR SITE PLAN APPLICATION FOR VB WINSLOW REALTY, LLC, LOCATED AT BLOCK 2901.02 LOT 1 ON THE WINSLOW TOWNSHIP TAX MAP.

MOTION: SECOND: ROLL CALL:

[Completeness VB Winslow Feb 2025.pdf](#)

[VB Winslow Major Site Prel Final Amended.pdf](#)

DISCUSSIONS

OLD/NEW BUSINESS

ADJOURNMENT

MOTION: _____ SECOND: _____ ALL IN FAVOR?