PLANNING BOARD MEETING
Meeting Minutes
June 6, 2024

MEMBERS PRESENT:	**STAFF PRESENT:**
Robert Musgnug	Damian Gil, Community Development Director
Melissa Arcaro Burns	Matt Wieliczko, Board Attorney
Christopher Chesner	Patricia Muscella, Recording Secretary
Christopher Keating	Nancy Jamanow, Consultant
James Barry	
William Wesolowski	
Joseph Maguire	
Kevin Aberant	

Absent: Naoji Moriuchi and Lisa Petriello

Robert Musgnug called the meeting to order at 7:04 PM in the Council Chambers of Town Hall, 111 West Second Street by reading the Open Public Meeting Act statement. The Pledge of Allegiance followed a moment of silence. Roll call is listed above noting that Robert Bertino resigned.

Mr. Wieliczko stated that the D.R. Horton application originally on the agenda has been carried to the next meeting at the request of their counsel. The Applicant will not be required to re-notice.

Minutes:
May 2, 2024
Ms. Arcaro Burns made a motion to approve May Meeting Minutes seconded by Mr. Wesolowski. Mr. Aberant and Mr. Maguire abstained. A roll call of eligible Board Members was unanimous in favor.

Adoption of Resolution:
Resolution No. 2024-17 A resolution reporting to Township Council that proposed Ordinance No. 15-2024 “Amending Chapter 180 of the Code of the Township of Moorestown Entitled ‘Zoning’ To Amend the Regulation of Breweries, Distilleries and Winery Salesroom” is consistent with the Master Plan. Mr. Barry was sworn in to testify on the conditional use standards. There was a condition that the brewery, winery or distillery needed to be considered as the principal use of the premises and not an accessory use. How that applies when you have a multitenant building can be misinterpreted and the language is therefore being struck. Mr. Maguire made a motion, seconded by Mr. Aberant; Mr. Chesner recused himself. A roll call vote of eligible Board Members was unanimous in favor.

PB 2020-13A 1249 Glen Avenue, Pantheon, LLC, Block 800 Lot 7. Application for Conditional Use, Amended Preliminary and Final Major Site Plan with Bulk Variances. Richard Roy presented on behalf of Pantheon, LLC. Also present were owners Tanner Travers and Joseph Dai, as well as their Professional Engineer, Matt Walsh. All prior applications for this location are being withdrawn. All parties were sworn in before their testimony was provided. An amendment to the site plan was the number of parking spaces, 55 where 71 is required to bring closer to conformity. They explained operation of the site will be cultivation only. They will not sell directly to consumers but rather wholesale to licensed businesses for distribution. The only people that potentially would access the property after hours are the owners to ensure air quality and lighting for successful plant growth.

The original plan included carbon filters to reduce the odor footprint. New technology has since come out and they will now be using a remediation service that has a 93% success rate in odor reduction. It was also explained how waste would be disposed of in a bin that is in an enclosed structure. Unsellable cannabis is shredded and mixed with a 50% non-biomass (non-smokable cannabis) to avoid dumpster divers and there will also be security cameras. Except for circulation systems, Pantheon is agreeable to all recommendations listed in the letters from ERI and the Planner. They do not plan to have any signage on the building or parking lot and want to keep a low profile. Employees will not be permitted to consume any cannabis or be under the influence during working hours. Engineer Matt Walsh discussed renderings.

Jim Burns, Esquire on behalf of the property owner to testified about the use of the building. Mr. Burns' May 10, 2024 narrative was entered as part of the application due to Building A being used for distribution as part of the amended site plan. The amended parking plan dated May 13, 2024, along with rendering were discussed and deemed sufficient.

Mr. Wieliczko asked for more details about the dumpster being shared between two buildings. There will be three receptacles within the one enclosure, one for Building A, one for Building B, one for recyclables. The State requires the dumpsters to be locked and secured. There will be a deadbolt on the dumpster (as well as a lid on the receptacle) and a lock on the fence around the dumpster. Someone will have to meet the trash company to have the dumpsters emptied. It was discussed how organic trash will be shredded by machinery. If a product is recalled, the state has a system in place to quarantine the products.

Mr. Burns explained the security and how they would work with emergency services. There is security surveillance that will be active 24 hours a day and can be accessed by the police department if they wish. There is no physical body present to guard. It was confirmed that the fire lane has to be in place and approved before the CO is issued.

Construction on the existing building is causing temporary parking issues. It was asked what construction is still being done. They are doing final paving and need to paint striping. It was asked if increased power is needed for growing. It was explained that in the last 8 years, lighting has been upgraded to LED so it pulls less amps. There is space and need for a service upgrade. The LED requires less power and emits less BTUs.

There are no live soil plants at this time, they will be using drip irrigation. That is about 300 gallons per room per day, the watermain on site is sufficient. There is concern about CO_2 levels- there are CO_2 life support systems that have sirens and strobe lights to immediately alert employees if levels get too high. The lights that are being used are specifically designed to mitigate the risk of fire due to higher levels of gas in the air. It was asked of Tanner to invite the fire departments to their facility for a walk through, so they are aware of the layout and equipment. In case of a power outage, they plan to contract a company called Sunbelt that would deliver a generator when needed.

Mr. Aberant asked about the voting, will there be two votes? A "clean" vote with regard to conditional use approval and a second vote for the amended site plan that has requested variance? Mr. Wieliczko will take direction of the Applicant. The Applicant saw it as one vote since they met the conditions already. Parking on site was improved and the site plan variance is being granted. The prior resolution of approval details if there is ever a change in square footage or a change in use, the Applicant would have to come back to the Planning Board for approval.

Mr. Wieliczko provided a brief summary at the request of the Chair: The Applicants came before the Board this evening for an amended preliminary and final site plan approval with a parking variance along with an acknowledgement of conditional use in Building B. The Applicant has detailed the nature of the parking variance being requested - 71 parking spaces required and 55 parking spaces being provided. Significantly, testimony of Applicant's witnesses and professionals detailed that one conditional use of the rear building has 19 parking spaces. The Applicant agrees to recommendations and requests contained in the ERI letter except for the air circulation and also agreed to comments in planner's letter. Applicant agreed to satisfy the outstanding items in the approval. Applicant also agreed to provide details for the dumpsters, the advanced odor control system, as well as identification of Building A and Building A for emergency services. Also, it is agreed that upon completion of the construction of Building B that construction trailers will be removed and has agreed to a walk through by the fire department. If there are any modifications to square footage or use of property, the Applicant agrees to come back before the Board. These conditions and the prior conditions in Resolution 2020-13A will remain. Ms. Arcaro-Burns made a motion, seconded by Mr. Aberant. A roll call vote of eligible Board Members was unanimous in favor.

Public Comment:
No public comments.

Adjournment:
A motion to adjourn was made by Mr. Aberant and seconded by Mr. Maguire. The meeting was adjourned at 8:37 PM.

Next Meeting: 7/11/2024 at 7:00 pm