

OCTOBER 26, 2022

A motion was made by Goushian, seconded by Wozunk to approve the conditional use and site plan for Phasal LLC, 1100 N. Black Horse Pike. The motion carried and Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: Goushian, Venella, Farmer, Walker, Aupperle & Wozunk; Nays: None. Absent: Kappatos, Ranieri, Klehamer & Dodds; Abstentions: None; Vice-Chairman Aupperle declared the conditional use and site plan approved.

GOOD & WELFARE:

This portion of the meeting was open to the public:

Asa Sturtevant, 20 W. 5th Avenue: Mr. Sturtevant had questions about the notification of the meetings.

Mr. Sims, 28 W. 5th Avenue: Mr. Sims stated he did not think issues were addressed.

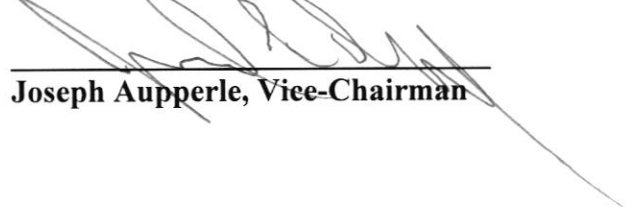
Suzanne Perez, 50 W. 5th Avenue: Ms. Perez said she did not know about this.

Gary Beeby, 39 Plaza Place: Mr. Beeby had questions about notification.

Seeing no one else wishing to speak, a motion was made by Goushian, seconded by Venella to close the good and welfare portion of the meeting. The motion carried and Vice-Chairman Aupperle declared that portion of the meeting closed.

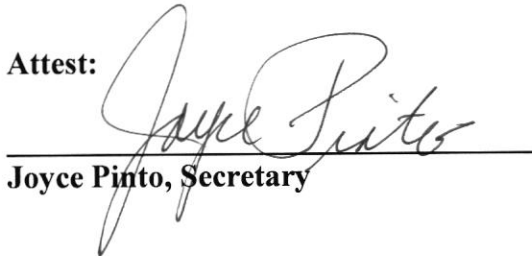
There being no further business to come before the Board at this time a motion was made by Venella, seconded by Goushian to adjourn the meeting. The motion carried and Vice-Chairman Aupperle declared the meeting adjourned at 10:19 PM.

Approved by:



Joseph Aupperle, Vice-Chairman

Attest:



Joyce Pinto, Secretary

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location of the dispensary. Sean Sims, 28 W. 5th Avenue: Mr Sims asked the applicant to put the application on hold. Attorney DelDuca stated we followed all of the rules and met the criteria and would not place the application on hold.

A motion was made by Venella, seconded by Goushian to close the public portion. The motion carried and Vice-Chairman Aupperle stated the public portion was closed.

Attorney Rowan presented the terms of the resolution to approve the site plan for 10 E. Clements Bridge Road and asked for a motion.

A motion was made by Goushian, seconded by Wozunk to approve the site plan for 10 E. Clements Bridge. The motion carried and Vice-Chairman Aupperle requested a roll call vote with the following results: Ayes: Goushian, Venella, Farmer, Walker, Aupperle & Wozunk; Nays: None. Absent: Kappatos, Ranieri, Klehamer & Dodds; Abstentions: None; Vice-Chairman Aupperle declared the site plan approved.

Vice-Chairman Aupperle asked for a ten minute break before hearing the next application.

Vice-Chairman Aupperle stated the meeting was now back in session.

APPLICATION #22-09: Application of Phasal LLC, 1100 N. Black Horse Pike, Block 32, Lot 8 for Conditional Use and Site Plan.

Attorney Rowan swore in the principals about to testify for this application. Attorney for the applicant, Tim Prime presented an overview of their proposed dispensary. Mr. Prime stated there would be no on site consumption, no outside storage or product, sufficient parking, appropriate signage and would require no variances. Chirag Thakkor, engineer gave an overview of the site talking about 11th Avenue exit, delivery in existing garage and lighting. Attorney Prime spoke about seeking a letter of interest from the DO. Engineer Bach asked about new fencing on 11th Avenue and if there could be no left turn into 11th Avenue from the exit driveway. Member Venella asked if borough could adopt an ordinance to allow officers to enforce traffic issues on the property. Dave Horner, Traffic Engineer discussed the traffic and the letter of no interest from the DOT. Jim Sherrard, Cannabis Security, explains the security to be put in place and the desired purchasing process. Member Venella had questions about traffic. Engineer Bach talked about the police monitoring traffic. Attorney Prime talked about lighting turned off on hour after closing.

Engineer Bach stated the applicants have addressed all requirements successfully. Vice-Chairman Aupperle asked the Board if they had any questions. Member Walker asked about what would happen if lines formed around the building. Mr. Sherrard explained why there would not be long lines because most of the purchasing would be done on line and times set for pickup. Someone asked about the second floor. Engineer Bach stated that the second floor would only be for storage, no residential use. Member Goushian asked what percentage of product was medicinal and what was recreational. Mr. Sherrard stated he has found 40% medical, 60% recreational.

Vice-Chairman Aupperle opened the floor to the public: Asa Sturtevant, 20 W. 5th Avenue: Mr. Sturtevant stated he looked at funerals at the funeral home and was concerned about the amount of cars. Mr. Beeby, 39 Plaza Place: Mr. Beeby asked about how damaged product was disposed of. Mr. Sherrard explained that it would not be tossed in the trash but picked up and destroyed. Mr. Beeby also stated he was not happy with the traffic study. Asa Sturtevant, 20 W. 5th Avenue: Mr. Sturtevant had questions about Delta 8 and stated if product was thrown on the ground his children could get hold of it. Attorney Flowers stated he did not think anyone would be throwing the product on the ground. Mr. Sims, 28 W. 5th Avenue: asked about the capacity of building and wanted to know who will supervise parking.

A motion was made by Venella, seconded by Goushian to close the public portion. The motion carried and Vice-Chairman Aupperle declared the public portion closed. Attorney Rowan read the conditions and explained the particulars of the site plan.