

MALEY GIVENS

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March 10, 2023

VIA HAND DELIVERY and electronic mail Sali@pennsauken.gov

Township of Pennsauken Planning Board

Attn: Shakier Ali, Director of Regulatory Services

Pennsauken Municipal Building

5065 N. Crescent Blvd.

Pennsauken, New Jersey 08110

**Re: Application for Work Session; Minor Site Plan and for Minor Subdivision
Applicant –6950 River Road Canre, LLC
Property –6950 River Road, Block 1102, Lot 1
Zone – LI (Light Industrial)**

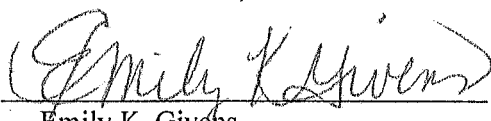
Dear Mr. Ali:

This office represents the Applicant, 6950 River Road Canre, LLC, who is filing an Application for a Work Session to review its proposed Minor Site Plan and Minor Subdivision plans to construct a 4000 s.f. retail cannabis store with drive-through facilities at the above noted property. Enclosed please find our Application for a Work Session before the Planning Board along with the four-hundred-dollar (\$400.00) application fee. The Plan sets are being prepared by Bohler Engineering and are being hand delivered to you today by representatives of the Applicant.

We are requesting that this application be listed for the next available Planning Board work session meeting. Should this submission be deemed incomplete for any reason, please contact me as soon as possible so that we may rectify any deficiencies. I thank you for your assistance with this submission.

Very truly yours,

MALEY GIVENS, PC

By: 

Emily K. Givens

Enclosures

Cc: 6950 River Road Canre, LLC

Merchantville-Pennsauken Water Commission, Richard Spafford (RSpafford@mpwc.com)

Doug White, T&M Associates (DWhite@tandmassociates.com)

The Township of Pennsauken
Application For The Planning Board

➤ Before making application with the Planning Board, please contact the Planning and Zoning Office to insure the property is not located in a redevelopment area of the township. ⬅

Name of Applicant 6950 River Road Canre LLC Date: 3-10-23

1. Person Responsible for all Correspondences and/or Escrow Account

Name: Emily K. Givens, Esq.

Company Name: Maley Givens, P.C.

Address: 1150 Haddon Avenue, Suite 210
Collingswood NJ 08108

Telephone #: (856) 854-1515 egivens@maleygivens.com

3. Address where work is being done 6950 River Road

4. Plate _____, Block 1102, Lot 1, in Zoning District LI

5. Type of building 1 story retail, Type of Alterations new construction

6. Sq. Foot of Building 4,000 s.f., Valuation _____

7. Height of Building 23'5", Area of Building Coverage 13.3%

8. Set backs: Front ① 55.7' Sides 20' Rear 59'

9. Total Acres of Property 1.23 (proposed Lot 1 0.73ac; Lot 2 0.51ac)

10. Purpose for occupancy (1) Cannabis retail with drive thru; (2) existing to remain

11. Streets - Yes (x) No () Curbing - Yes (x) No ()

12. Sewage/Water- Yes (x) No ()

13. Number of Employees tbd

14. Number of Parking Spaces 17

15. Drainage Type stormwater basin

16. Type of Sign (s) tbd, Height of Sign (s) _____

17. Square Footage of Sign (s) tbd, Location of Sign (s) _____

18. Screen Planting tbd

19. Property Maintenance Schedule tbd

Applicant: (Emily K. Givens) Telephone: 856 854 1515
 (Signature)
 Attorney for Applicant egivens@maleygivens.com

Township of Pennsauken
Planning and Zoning Office
Municipal Building
5605 N. Crescent Blvd.
Pennsauken, NJ 08110

Re: List of Property Owners Within 200 feet

Please supply me with a list of property owners within 200 feet of :

6950 River Road
Plate _____, Block 110 2, Lot 1.

Signed: Emily K. Yuens
Date: 3-10-23

NOTICE OF HEARING TO OTHER PROPERTY OWNERS

TO: _____

OWNER OF PREMISES : _____

PLEASE TAKE NOTICE:

That the undersigned has made application to the Planning Board of the Township of Pennsauken for a variance from the terms of Articles and Sections of the Zoning Ordinance so as to permit:

a minor subdivision of Block 1102, Lot 1 and
construction of a 4000 sf Cannabis retail/drive-thru
facility with bulk variance relief (parking/setback/impervious
structure on proposed Lot 2 to remain

On the premises 6950 River Road @ Sherman Avenue

Plate, _____, Block 1102, Lot (s) 1

Which is within 200 feet of the property owned by you. A public hearing has been ordered for
_____ at 6:30 P.M. in the Municipal Building, 5605 N.

Crescent Boulevard, Pennsauken, New Jersey, at which time you may appear either in person or by attorney, and register your approval or objection.

This notice is sent to you by the applicant pursuant to New Jersey Statute and Pennsauken Township Ordinance.

Respectfully:

6950 River Road Canre, LLC
(Applicant)

AFFIDAVIT OF SERVICE

In accordance with the New Jersey Statutes Revised, the undersigned does hereby certify that a copy of the attached Notice has been sent to the property owners within 200 feet of premises

(Address) 6950 River Road

Known on the tax map of Pennsauken Township as Plate _____, Block 110 2,

Lot (s) 1, on (Date) _____. A list of the property owners served showing how service was made (*Registered mail, Certified Mail or Personal Service*) is attached hereto.

Signature of Person who Made Service

SWORN AND SUBSCRIBED TO:

BEFORE ME THIS DAY

OF :

(Signature of Notary Public & Date Commission Expires)

Affidavit of Ownership

The undersigned Property Owner ANTHONY PERNICELLO
(Owner's Name)

being of full age, upon our oaths, do depose and say:

I/We are the owner (s) of the property designated as Block 1102, Lot 1,

known as 6950 River Road
(Address)

Date: 3/10/23

Owners Signature: *Anthony Pernicello*

Acknowledgement

STATE OF NEW JERSEY:

COUNTY OF CAMDEN

On this 10th day of March 2023, before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared who deposes and states that he/she executed the foregoing Affidavit of Ownership and acknowledged the same to be his/her free act and deed. I am duly authorized by the laws of the State of New Jersey to administer oaths in said State.

Rosa M. Vazquez
Notary Public

ROSA M. VAZQUEZ
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/3/2025

NOTICE

Prior to your appearance before the Pennsauken Planning Board, you are required to submit two (2) sets of plans to the *Merchantville-Pennsauken Water Commission, 6751 Westfield Ave., Pennsauken, New Jersey 08110*, for the Commission's comments and approval of any water services to the site.

Also, you are required to submit one (1) copy of your site plan to the *Pennsauken Planning Board Engineer, Doug White of T & M Associates, 200 Century Parkway, Suite B, Mount Laurel, New Jersey 08054*, for his review and comments.

Two (2) sets of plans submitted to the Merchantville-Pennsauken Water Commission on

3-10-23
(Date)

One (1) copy of plans submitted to the Planning Board Engineer

3-10-23
(Date)

6950 River Road Canre, LLC
Applicant's Name

Address of Property: 6950 River Road

Plate _____, Block 1102, Lot 1

Type of Application: Work Session

Please Return this notice to the Pennsauken Planning and Zoning Office prior to your hearing

Affidavit of Ownership

The undersigned Property Owner ANTHONY PERNICELLO
(Owner's Name)

being of full age, upon our oaths, do depose and say:

I/We are the owner (s) of the property designated as Block 1102, Lot 1,

known as 6950 River Road
(Address)

Date: 3/10/23

Owners Signature: *Anthony Pernicello*

Acknowledgement

STATE OF NEW JERSEY:

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Rosa M. Vazquez
Notary Public

