

BOROUGH OF LAUREL SPRINGS-Combined Land Use Board
Material for all Applications

SECTION 1. APPLICATION FOR DEVELOPMENT

a. Application – please check all that apply and are included herewith:

- ☐ Variance – Also attach and complete appropriate addendum application
- ☐ "C" Variance (due to a hardship related to property setbacks/size/shape/etc.)
- ☐ Other "C" Variance Appeals (Explain: _____)
- ☐ "D" Variance (Use Variance Relief)
- ☐ Minor Subdivision
- ☒ Minor Site Plan/Site Survey Approval
- ☐ Site Plan – Also attach and complete appropriate addendum application
- ☐ Preliminary
- ☐ Final
- ☐ Major Subdivision
- ☐ Preliminary
- ☐ Final

lot 1, addl lot
1.01,1.02,1.03
,2,2.01,3,4,5,6

b. Property Information

Property Address (subject of this application): 1 South White Horse Pike Block: 1 Lot: _____

Name of Applicant: Club420 LLC Phone: _____

Address of Applicant: 46 Madison Avenue, Westwood, New Jersey 07675

Name of Owner: 1WHP, LLC Phone: _____

Address of Owner: 930 Newark Ave, Jersey City, NJ 07306

Size of Lot: _____ Zone of Property: _____ In Redevelopment Zone: Yes

What is now located on the premises? Form bank building

What is the proposed use of the premises? Cannabis dispensary

Does the owner/applicant own/have any interest in an adjoining property? Yes ☐ No ☒
If yes specify Block: _____ Lot: _____

Has any prior application been made to the Combined Land Use Board? Yes ☐ No ☒ If yes please attach copy of the resolution enacted or describe disposition of matter?

Have any STOP WORK NOTICES been issued on the property? Yes ☐ No ☒ If yes specify?

The property is situated on: County Road ☐ State Highway ☒ Municipal Road ☐
(check all applicable)

Is construction proposed? Yes ☒ No ☐

What is nature of proposed changes to the property? See enclosed Summary of Application

c. Professional Information -

Name	Address	Phone	Email
Damien O. Del Duca, 21 E. Euclid Ave, Ste 100, Haddonfield, NJ 08033, 856-427-4200,			
Attorney:	<u>dod@delducalewis.com</u>		

Engineer: Jay Sims, CES, 645 Berlin- Cross Keys Road, Ste 1, Sicklerville, NJ 08081, (856) 228-2200 (x270) ,
jsims@ces-1.com

BOROUGH OF LAUREL SPRINGS-Combined Land Use Board
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Notary Public

Signature of Applicant

SECTION 5. STATEMENT OF TAXES DUE

New Jersey Municipal Land Use Law, Chapter 291 P.L., 1975 NJSA 40-55d-39/65

Pursuant to the provision of the above captioned laws, every application for development submitted to the Combined Land Use Board of the Borough of Laurel Springs shall be accompanied by proof that no taxes or assessments for local improvements are due or delinquent on the property which is the subject of such property, any approvals or releases granted by the Board shall be considered upon either the prompt payment of such taxes or assessments or the making of adequate provision for the payment thereof in such manner that the municipality will be adequately protected.

ASSESSED TO: 1WHP, LLC
lot 1, additional lot 1.01,1.02,1.03,2, 2.01,3,4,5,6

BLOCK # 1 LOT # _____ PERIOD DUE: _____ AMOUNT: _____

STATUS OF PAYMENT: paid in full 2023

REMARKS: _____

ASSESSMENT FOR LOCAL IMPROVEMENTS: _____

Tang
SIGNATURE OF TAXPAYER

[Signature] 11/20/23
TAX COLLECTOR
[Signature] 11/20/23
MUNICIPAL CLERK

BOROUGH OF LAUREL SPRINGS-Combined Land Use Board
Material for all Applications

SECTION 6. CERTIFICATIONS, FEES AND ESCROW

Certification of Owner

I certify that I, 1WHP, LLC, am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

and

I, 1WHP, LLC, the owner of said property hereby give permission to the members of the Combined Land Use Board of the Borough of Laurel Springs, and its authorized representatives and experts, to enter onto the said property for the purpose of evaluation of the application for development presently pending before that Board.

Sworn to and subscribed before me

this 16th day of Nov, 2023

Mariana Fahem
Notary Public

MARIANA FAHEM
Notary Public, State of New Jersey
My Commission Expires 06/02/2027

Tau
Property Owner

Certification of Applicant

a. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual application or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner) Corporations and Partnerships must be represented by attorney at the hearing.)

b. Fees Collected

- Non-refundable Application Fee, deposited in Current Fund \$ 200
- Escrow amount (balance refundable), deposited in Escrow Fund for the purposes of Borough Engineer and Borough Attorney(s) review \$
- ☒ I understand that the sum of \$ 1200 has been deposited in an escrow account. If, at any time, the escrow fund shall become insufficient to cover actual or anticipated expenses, said escrow fund shall be subject to an increase in such reasonable amounts as the Board shall require covering anticipated professional fees. Such additional fees shall be paid within seven days of receipt of written notification thereof by the Board's Secretary. If the Board should deny the site plan, any excess funds in the escrow account shall be returned to the applicant upon his request, in writing, following the receipt of final bills for professional fees.

Sworn to and subscribed before me

this ____ day of _____, 20____

Applicant

BOROUGH OF LAUREL SPRINGS-Combined Land Use Board
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SECTION 6. CERTIFICATIONS, FEES AND ESCROW

Certification of Owner

I certify that I, 1WHP, LLC, am the Owner of the property which is the subject of this application, that I have authorized the applicant to make this application, and I agree to be bound by the application, the representations made and the decision in the same manner as if I were the applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

and

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Sworn to and subscribed before me _____
this ____ day of _____, 20____ Property Owner

Notary Public

Certification of Applicant

a. I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual application or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner) Corporations and Partnerships must be represented by attorney at the hearing.)

b. Fees Collected

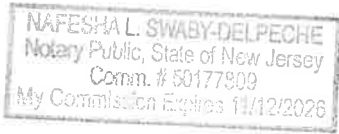
- Non-refundable Application Fee, deposited in Current Fund \$ 200
- Escrow amount (balance refundable), deposited in Escrow Fund for the purposes of Borough Engineer and Borough Attorney(s) review \$ _____
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Sworn to and subscribed before me _____
this 16 day of November, 2023 Tony K. Cifre
Applicant

BOROUGH OF LAUREL SPRINGS-Combined Land Use Board
Material for all Applications


Notary Public

Tanya K. Affe 11-16-23



BOROUGH OF LAUREL SPRINGS SITE PLAN SUBMISSION ADDENDUM

CODE OF THE BOROUGH OF LAUREL SPRINGS – CHAPTER 213 – SITE PLAN REVIEW

§ 213-1. Title. This chapter shall be known and may be cited as the "Site Plan Ordinance of the Borough of Laurel Springs, New Jersey."

§ 213-2. Purpose. There is hereby ordained by the Mayor and Council of the Borough of Laurel Springs, County of Camden, State of New Jersey, pursuant to the provisions of P.L. 1975, c. 291 (N.J.S.A. 40:55D-1 et seq.), a Site Plan Review Ordinance for the purpose of determining whether the proposed use, building structure, development or addition to any building, use, structure or development conforms to the Revised Statutes of the State of New Jersey, the resolutions of the County of Camden, Chapter 270, Zoning, of the Code of the Borough of Laurel Springs and all other applicable regulations and to exercise the powers granted to the Borough of Laurel Springs pursuant to the provisions of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et seq.). Site plan review shall encourage adequate provision for traffic and circulation, the provision for recreation and open space when required, the promotion of safety from fire and other dangers, adequate provision for light and air, the promotion of good design, the general purpose of guiding the development of the Borough and to best promote the health, safety, order, convenience and general welfare, as well as efficiency and economy in the process of development and the maintenance of established property values.

§ 213-5. Performance Standards. In reviewing any site plan, the Board shall consider:

- A. Pedestrian and vehicular traffic movement within and adjacent to the site, with particular emphasis on the provision and layout of parking areas, off-street loading and unloading, movement of people, goods and vehicles from access roads within the site, between buildings and between buildings and vehicles. The Planning Board shall ensure that all parking spaces are usable and are safely and conveniently arranged. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with traffic flow on these roads and to permit vehicles a rapid and safe ingress to and egress from the site.
- B. The design and layout of buildings and parking areas shall be reviewed so as to provide an aesthetically pleasing design and efficient arrangement. Particular attention shall be given to safety and fire protection and impact on surrounding development and contiguous and adjacent buildings and lands.
- C. Adequate lighting shall be provided to ensure safe movement of persons and vehicles and for security purposes. Lighting standards shall be a type approved by the Planning Board. Directional lights shall be arranged so as to minimize glare and reflection on adjacent properties.
- D. Buffering shall be located around the perimeter of the site to minimize headlights of vehicles, noise, light from structures, the movement of people and vehicles and to shield activities from adjacent properties when necessary. Buffering may consist of fencing, evergreens, shrubs, bushes, deciduous trees, or combinations thereof, to achieve the stated objectives.
- E. Landscaping shall be provided as part of the overall site plan design and integrated into building arrangements, topography, parking and buffering requirements. Landscaping shall include trees, bushes, shrubs, ground cover, perennials, annuals, plants, sculpture, art and the use of building and paving materials in an imaginative manner.
- F. Signs shall be designed so as to be aesthetically pleasing, harmonious with other signs on the site and located so as to achieve their purpose without constituting hazards to vehicles and pedestrians.
- G. Storm drainage, sanitary waste disposal, water supply and garbage disposal shall be reviewed and considered. Particular emphasis shall be given to the adequacy of existing systems and the need for improvements, both on site and off site, to adequately carry runoff and sewerage and to maintain an adequate supply of water at sufficient pressure.
- H. Garbage disposal shall be adequate to ensure freedom from vermin and rodent infestation. All disposal systems shall meet municipal specifications as to installation and construction.
- I. Environmental elements relating to soil erosion, preservation of trees, protection of watercourses and resources, noise, topography, soil and animal life shall be reviewed, and the design of the plan shall minimize any adverse impact on these elements.

BOROUGH OF LAUREL SPRINGS SITE PLAN SUBMISSION ADDENDUM

NAME OF APPLICANT: Club420, LLX

SITE LOCATION: 1 S White Horse Pike, Laurel Springs, New Jersey

APPLICATION FOR ☒ § 213-6. Preliminary Approval ☒ § 213-12. Final Approval

§ 213-6. Application for preliminary approval.

☒ The applicant shall submit 10 copies of his complete application to the Secretary of the Board. The Board's review shall not begin until the submission of a complete application with the required fee. Unless the applicant is informed in writing by the Secretary of the Planning Board within 45 days of the actual submission of the application that it is incomplete, said application shall be deemed complete as of the date it was submitted.

☒ A complete application for preliminary approval shall also consist of the following:

☒ A properly completed Site Plan Information Form (SEE BELOW).

☒ The required fees

☒ A site plan on which the following have been set out by a certified design professional:

- a) A scale, not to exceed one-inch equals 100 feet.
- b) A locator map showing all road intersections within 500 feet.
- c) All structures, wooded areas and topography with two-foot intervals, except where the slope exceeds 5%, in which case contour intervals may be 10 feet.
- d) All lot lines and owners of lots within 200 feet of the site.
- e) Streets, easements, watercourses and rights-of-way.
- f) Utility and drainage plans and information.
- g) Preliminary plans for elevations and locations of structures.
- h) Preliminary plans for parking, lighting, loading, signs and landscaping.
- i) Any extension of off-tract improvements necessitated by the proposed development.
- j) A soil erosion and sedimentation control plan, pursuant to the requirements of NJSA 4:24-39 et seq.

☐ All applications for site plan approval shall be submitted to the County Planning Board for its review and recommendations and, where applicable, approval. The applicant shall furnish proof of such submission at the time of the submission of his application to the municipal Planning Board by presenting a copy of his site plan, with an indication from the county that it has been filed with them. Any application for site plan approval shall not be deemed complete in the absence of proof that it has been filed with the County Planning Board. If the County Planning Board has failed to grant or deny approval of the site plan at the time of preliminary approval of the applicant's application, such preliminary approval shall be conditioned on approval of said site plan by the County Planning Board.

☐ No application for site plan approval shall be deemed complete in the absence of proof that a plan for soil erosion and sedimentation control has been submitted to the relevant reviewing authority, pursuant to the requirements of N.J.S.A. 4:24-39 et seq., or proof that such plan is not required by said statute for the particular application. If the reviewing authority has failed to grant or deny certification of the erosion plan at the time of preliminary approval of the applicant's site plan, preliminary approval shall be conditioned on certification of the applicant's erosion plan.

BOROUGH OF LAUREL SPRINGS SITE PLAN SUBMISSION ADDENDUM

SITE PLAN INFORMATION FORM

- ☐ Major Site Development:
[] Preliminary [] Final
- ☐ Concept Review – Early Review of Site Development
- ☒ Classification for Minor Site Development
- ☐ Waiver/Exception Requested
- ☐ Classification for Major Site Development

- 1) Applicant's name: Club 420 LLC
a) Applicant's address: 46 Madison Avenue, Westwood, New Jersey 07675
b) Phone number: _____
- 2) Engineer/Surveyor: Jay SimsPE, PP, CME
a) Engineer's address: 645 Berlin- Cross Keys Road, Suite 1, Sicklerville, NJ 08081
b) Phone number: (856) 228-2200 (x270)
- 3) Architect:
a) Architect's address: _____
b) Phone number: _____
- 4) Applicant's Attorney: Damien O. Del Duca, Esquire
a) Attorney's address: 21 E. Euclid, Suite 100, Haddonfield, NJ 08033
b) Phone number: 856-427-4200
- 5) Owner's name: 1WHP, LLC
- 6) Interest of applicant, if other than owner: Prospective Tenant
- 7) Owner's interest in adjoining properties: N/A
- 8) Location Information
a) Street address: 1 S White Horse Pike, Laurel Springs, New Jersey
b) Block/Lot(s): block 1, lot 1, additional lot 1.01,1.02,1.03,2, 2.01,3,4,5,6
c) Total area (square footage) of disturbance: _____
d) Total area of the lot: 51,900 SF
- 9) Water & sewer available? Where: Yes
- 10) List zoning variance(s) if requested: See enclosed Summary of Application
- 11) Describe the nature and extent of the proposed site development covered by this application with respect to each of the following, to the extent information is known.
a) Redevelopment Zone White Horse Pike Corridor Redevelopment Area
b) Landscape See enclosed plans

**BOROUGH OF LAUREL SPRINGS
SITE PLAN SUBMISSION ADDENDUM**

- c) Environmental _____
- d) Scenic, historical, archeological and landmark sites Not applicable
- e) Surface water drainage _____
- f) Driveway connection to public streets See enclosed plans
- g) Traffic effects Traffic letter enclosed
- h) Pedestrian Safety See enclosed plans and Safety & Security Plan
- i) On-site parking and circulation See enclosed plans
- j) Utility services See enclosed plans
- k) Disposal of waste See enclosed
- l) Noise _____
- m) Advertising/Signage: _____

12) List plans and drawing submitted herewith and describe them by name, date and most recent revision date, if any: See enclosed Cover Letter

13) List other municipal review, provide date of the prior action or actions and briefly describe the nature of the application(s): Not applicable

I certify that the foregoing statements and the materials submitted are true. I further certify that I am the individual application or that I am an Officer of the Corporate applicant and that I am authorized to sign the application for the Corporation or that I am a general partner of the partnership applicant. (If the applicant is a corporation, this must be signed by an authorized corporate officer. If the applicant is a partnership, this must be signed by a general partner.)

Sworn to and subscribed before me this

14 day of Nov, 2023

[Signature]
Notary Public

[Signature]
Signature of Applicant



SUMMARY OF APPLICATION
BOROUGH OF LAUREL SPRINGS LAND USE BOARD
CLUB 420, LLC
BLOCK 1, LOT 1(INCLUDING ADDITIONAL LOTS 1.01, 1.02, 1.03, 2, 2.01, 3, 4, 5, AND 6)
1 SOUTH WHITE HORSE PIKE

Club 420, LLC (the “Applicant”) is a prospective tenant at real property located at 1 South White Horse Pike, and designated as block 1, lot 1 (including additional lots 1.01, 1.02, 1.03, 2, 2.01, 3, 4, 5, and 6) on the municipal tax map. The property consists of approximately 1.19 acres and it is currently improved with a two-story building with apartments on the second floor. The Applicant seeks minor site plan approval to convert approximately 2,500 SF of the first floor within the existing building into a licensed retail cannabis facility, with associated site improvements. The Applicant also seeks conditional use approval as the property is located in the White Horse Pike Corridor Redevelopment Zone and the underlying Business Commercial (BC) zoning district, in which retail cannabis facilities are a conditional use. The Applicant meets all conditions set forth in Section 270-31 of the Ordinance as detailed in the Applicant’s Statement of Conformance included with this application.

The Applicant proposes 34 parking spaces on the lot. This exceeds the number of parking spaces required, even if the property owner obtains approvals for its tile showroom and apartment units, which is the subject of a separate application. The proposed cannabis dispensary does not create a need for any new variances. There is one known existing nonconformity. The existing and proposed front yard setback is 9.02 feet on the White Horse Pike where 10 feet is required. Although the Applicant does not believe that a variance is required for this existing nonconformity, the Applicant nevertheless requests that the Board grant a variance under ordinance section 270-36 to permit this existing nonconformity to remain to the extent a variance was not previously granted.

The Applicant also seeks any variances, additional submission waivers, exceptions, design waivers, de minimis exceptions, modifications of conditions of prior approvals, continuation of any preexisting non-conforming conditions and other approvals reflected on the plans (as same may be further amended or revised from time to time without further notice) as may be determined to be necessary during the review and processing of the application by the Board and its professional staff, and permits requested or required by the Board at the public hearing.

CONDITIONAL USE COMPLIANCE
CLUB 420 LLC
LAUREL SPRINGS BOROUGH
CES# 4186

§ 270-31 Conditional use and site standards for cannabis facilities.

C. Cannabis

1. Cannabis retail establishments, referred to as Class 5 business facilities (“Authorized Recreational Marijuana Facility”) involving the sale of marijuana and related paraphernalia for recreational purposes to the general public, and cannabis delivery services, providing for courier services for consumer purchases that are fulfilled by a licensed cannabis retailer, referred to as Class 6 businesses, in the New Jersey Cannabis Regulatory Enforcement Assistance and Marketplace Modernization Act (the “Act”), P.L. 2021, c. 16, N.J.S.A. 24:62—31, subject to the following requirements and limitations:

(a) An authorized Recreational Marijuana Facility shall be permitted only in the White Horse Pike Corridor Redevelopment District.

The subject property complies with this condition.

(b) No Authorized Recreational Marijuana Facility shall be located within 200 feet of any property used for Borough school purposes or which is owned by or leased to any Borough elementary school, secondary school, or school board.

The subject property complies with this condition.

(c) No Authorized Recreational Marijuana Facility shall be located within 50 feet of the Residential District or an adjacent community’s residential – only zoning district.

This condition has been removed per Ordinance #873-2023.

(d) No Authorized Recreational Marijuana Facility shall be located within 200 feet of another similar facility.

The subject property complies with this condition.

(e) Notice of the application has been given, and publication made, pursuant to N.J.S.A. 40:55D-12.

The subject application will comply with this condition.

(f) A site plan application has been made for the lot, and the Board has approved such conditional use, and the requirements and conditions of the site plan/conditional use have been met.

Upon approval, the subject project will comply with this condition.

- (g) The proposed facility shall be so located and of such size and character that, in general, it shall be in harmony with the existing development in the general area in which it is proposed to be situated, and the use shall be free of nuisance characteristics detectable to normal senses beyond the boundaries of the property (including noise, vibration, dust, odor, light, and sanitation).

The subject project will comply with this condition.

- (h) In addition to the above:

- 1) The location, size, activity, site layout, street access, pedestrian and vehicular movement and possible assembly of people shall be harmonious with surrounding land uses.
- 2) The location and height of buildings, fences and landscaping shall not discourage the appropriate development and use or materially affect property values in the adjacent properties.

The subject project will comply with this condition.

- (i) Hours of operation shall be restricted to 9:00 am to 10:00 pm.

The subject project will comply with this condition.

- (j) Use or consumption of marijuana is permitted on the premises of an authorized recreational marijuana retail facility only if it is used or consumed indoors and only if the product is purchased at that retail facility. No outside purchases may be consumed on the premises.

The subject project will comply with this condition.

- (k) Persons under the age of 21 years of age are not permitted to be on the premises of any authorized recreational marijuana retail facility at any time.

The subject project will comply with this condition.

- (l) Advertisements, displays of merchandise, signs, or any other exhibit depicting the activities of the facility placed within the interior of the building or premises shall be arranged or screened to prevent public viewing from outside the building or Premises.

The subject project will comply with this condition.

- (m) Outdoor loudspeakers or other outdoor sound equipment advertising or directing attention to a retail facility, including but not limited to prerecorded or live music or sounds, are prohibited.

The subject project will comply with this condition.