



Borough of Woodbury Heights Planning/Zoning Board  
500 Elm Avenue Woodbury Heights, New Jersey 08097

## Regular Meeting Minutes

June 5, 2023

Chairman Farrell Called the meeting to order.

Pledge to the Flag

*THIS MEETING HAS BEEN DULY ADVERTISED AND HAS BEEN POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND CONFORMS TO THE DIRECTIVES OF THE 'OPEN PUBLIC MEETINGS ACT' OF THE STATE OF NEW JERSEY*

ROLL CALL: In attendance-Mr. Elton, Mr. Conley, Mayor Packer,  
Mrs. Sesko, Mr. Norcross, Mrs. Reim, Mrs. Davis,  
Chairman Farrell

ABSENT: Mr. Flynn, Councilman Pitzo, Mr. Hart, Mr. McCabe

Also, in attendance: Mark Brunermer, Engineer, Tiffany Morrissey, Planner  
Michael Borelli, Solicitor, Shannon Elton, Secretary

Resolutions: None

Applications:

a.#23-0003: Summit Wellness LLC, Preliminary & Final Site Plan &  
Conditional Use Approval, 1002 Mantua Pike, Block 40.05 Lot 11

Mr. Borelli introduced the application. He specified that the use is a permitted use in a Highway Commercial Zone and the application would be heard by the full Planning Board.

Mr. Conley recused himself.

Heather Kumer, Esquire presented on behalf of the applicant. She introduced Kalpesh Shah, the applicant.

*Bruce Farrell, Chairman*

Kalpesh Shah, was sworn in before the board. They gave testimony including their professional background and experience in the Cannabis industry. They spoke on experience in municipalities and how they intend to integrate into the community of Woodbury Heights.

Heather Kumer continued her presentation to the board by reviewing the details of the site, the day to day functions of the business, and the waivers requested.

John Descano, Architect & PP, was sworn in before the board. They reviewed the site plan and the demolition plan, including striping, the ingress and egress of the site and paving. The Board inquired about the use of the drive thru. Discussion ensued.

Kalpesh Shah spoke on the economic and community impact, as well as the security plan.

Tanya Marione, Professional Planner, was sworn in before the board. They gave testimony by reviewing all the conditions of the conditional use requirement. They spoke in regards to the variance requested for the parking set-back. They reviewed the matter and provided testimony supporting that the benefit of the variance would outweigh the detriment.

The applicant reviewed the procedure a customer would follow when entering the location.

The applicant concluded their presentation. The floor was opened to questions from the Board.

The Board Planner reviewed their report.

The Borough Engineer reviewed their report.

Chairman Farrell opened for Public Comment:

*980 Mantua Pike- As the owner of the adjacent shopping center, they expressed concern about overflow parking and consumption on their property.*

Motion to close to the public: Mrs. Reim

***Bruce Farrell, Chairman***

Second: Mayor Packer  
Ayes

Closed to the Public

The application was approved by the following:

Motion: Mr. Elton

Second: Mayor Packer

Roll Call: Mr. Elton, yes, Mrs. Sesko, yes, Mayor Packer, yes, Mr. Norcross,  
yes Mrs. Reim, yes, Mrs. Davis, yes, Chairman Farrell, yes

Minutes: April 3, 2023 Regular Meeting, with amendment

Motion: Mayor Packer

Second: Mrs. Sesko

Roll Call: Unanimous

Mr. Conley rejoined the Board.

Solicitor's Report:

The Board discussed the Ordinance in regards to corner lots.

Engineer's Report: Nothing Further

Planner's Report: Nothing Further

No Public Present

Forego Public Portion:

Motion: Mr. Conley

Second: Mayor Packer

Ayes

Closed Session:

Motion: Mayor Packer

Second: Mrs. Sesko

***Bruce Farrell, Chairman***

Adjourn:

Motion: Mrs. Sesko

Second: Mrs. Davis

Ayes

Shannon Elton, Secretary

*Bruce Farrell, Chairman*