

**BOROUGH OF PENNS GROVE  
PLANNING BOARD  
APRIL 16, 2025  
MEETING AGENDA (Amended)  
7:00 PM**

**CALL TO ORDER – By Chairperson**

**PLEDGE OF ALLEGIANCE – Led By Chairperson**

**STATEMENT OF COMPLIANCE – By Secretary**

In Accordance with the Open Public Meetings Act N.J.S.A. 10:4-6, et seq., P.L. 2020, c.11 and/or N.J.S.A. 5:39-1, et seq., notice of this remote meeting was posted on the Borough Hall bulletin board designed for that purpose, emailed to the official newspaper as provided by Borough Ordinance, and filed with the Municipal clerk at least 48 hours prior to this meeting giving the time, date, and call-in information for this remote meeting.

**ROLL CALL: By Secretary**

**Members:** Chairperson Maryanne Brown MacKay, Vice Chairperson Carl Washington, Jr., Mayor LaDaena Londo, Council President Anjanette Scott, Richard Rivera, Stephanie Jackson, Gina Morgan, and Dr. Gust D. Davis, Jr.

**Alternates:** Edward Reuben and Steven Bagwell

**Professionals:** Attorney - Darryl Rhone, Engineer - Dena Moore Johnson

**MINUTES:**

- Minutes – March 19, 2025 Meeting  
Motion to adopt \_\_\_\_\_ second \_\_\_\_\_ Roll Call \_\_\_\_\_
  
- Minutes – March 27, 2025 Special Meeting  
Motion to adopt \_\_\_\_\_ second \_\_\_\_\_ Roll Call \_\_\_\_\_

**ACTION ITEM:**

**APPLICATION(S):**

1. **Use Variance Relief and Minor Site Plan: Penns Grove Self Storage, LLC: 2 Mitchell Avenue, Block: 68, Lot: 7: 17-08-P-015** The applicant seeks minor site plan approval to permit the sale of auto parts, repair garage, and outside storage, and self-storage facility on the same lot. It is noted that the use variance was approved at the March 19, 2025 Board Meeting.

2. **Minor Subdivision: Habitat for Humanity of Salem County, New Jersey: S. Norman Avenue and Harold St. Block: 87, Lot: 1.** The applicant seeks to subdivide an existing lot into (2) total lots for the development of two (2) proposed single-family trailer homes.

**RESOLUTION(S)**

1. **Conditional Use Approval and Preliminary and Final Site Plan: Dank Deluxx Cultivation, LLC: 114 E. Main St. Block: 76, Lot: 15.** The applicant seek preliminary and final site plan to operate a Class I Cannabis Cultivator out of an existing 6,800 s.f. building with frontage on E. Main St (County Route 675). Site Improvements will also be made including the installation of loading bay, new overhead door for the loading area, ADA improvements, new driveway, and the installation of a mechanical equipment on concrete pad and new side door. The location is positioned in the COS zone.

**PUBLIC SESSION:**

**ADJOURNMENT:**

Motion to adjourn the meeting.

Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Voice Vote \_\_\_\_\_

***NEXT PLANNING BOARD MEETING: MAY 21, 2025 - 7:00 PM***