

## NOTICE OF PUBLIC HEARING

**PLEASE TAKE NOTICE** that upon the Application of PEMAA, LLC (the “Applicant”), the Planning Board for the Township of Willingboro (the “Board”) shall conduct a virtual public hearing on Monday, March 13, 2023, commencing at 6:00PM via the Zoom virtual meeting platform, to consider a request for Conditional Use Approval and Waiver of Site Plan Review, to permit the operation of a licensed medical and adult use retail cannabis dispensary within the existing commercial building on 1.069 +/- acres of land located at 4402 U.S. Route 130, identified on the Willingboro Township Tax Maps as Block 3, Lot 4.02, within a Business (B-1) Zoning District (“the Property”).

The proposed use is conditionally permitted within the B-1 Zoning District, and only interior renovations are proposed; no modifications to the building footprint, access, or circulation are proposed.

During the course of the review of the Application and / or presentation of the Application it is possible that bulk variances, submission waivers, design waivers, interpretations, and/or other exceptions from the requirements of the Willingboro Township Land Use Ordinance may be identified or deemed to be necessary to permit approval of the Application as submitted or with such changes as may be requested or accepted by the Board. This notice is to advise you that such additional bulk variances, submission waivers, design waivers, interpretations, and/or other exceptions may be requested by the Applicant at the time of the Board hearing for this Application.

At the same time of the Board hearing on the Application, the Applicant will request that the Board grant any and all approvals, submission waivers, design waivers, bulk variances, interpretations, and any / all relief necessary to allow for the development of the Property as proposed by the Applicant.

Anyone interested in this Application will have the opportunity to appear virtually at the meeting of the Willingboro Township Planning Board to be held on Monday, March 13, 2023, commencing 6:00PM via the Zoom meeting platform, to present any support for, or objection to, the approval of this Application. In order to attend the meeting, please use Zoom Meeting ID: 896 3605 9054, with Password: 686970. You may also attend via phone, by using the dial-in number: 646-558-8656, with Zoom Meeting ID: 896 3605 9054, and Password: 686970.

For assistance with using the Zoom meeting platform, or to inquire about in-person attendance options, if available, prior to the date of the hearing please contact the Willingboro Township Planning Board Secretary, by calling (609) 877-2200.

ACTION WILL BE TAKEN AT THIS MEETING. THIS MEETING WILL BE HELD IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT pursuant to N.J.S.A. 10:4-8(b).

The Board may at its discretion, adjourn, postpone, or continue the hearing from time to time, and you are hereby notified that you should make diligent inquiry of the Willingboro Township Planning Board Secretary concerning such adjournments, postponements, or continuations.

Copies of the Application, plans, reports, correspondence, and supporting documentation are on file with the Willingboro Township Planning Board, in the Planning Office of the Willingboro Township Municipal Complex, located at One Rev. Dr. Martin Luther King, Jr. Drive, Willingboro, NJ 08046, and are available for public inspection and public review during regular business hours (Monday through Friday, 9:00AM through 5:00PM). If you have any questions about accessing application materials, accessing the Zoom meeting platform, or seek additional information, prior to the date of the hearing please contact the Willingboro Township Planning Board Secretary, by calling (609) 877-2200.

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