

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, October 26, 2023 WAS CALLED TO ORDER AT 6:00 PM AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: KATHLEEN MCGILL GASKILL, ESQ. – BOARD SOLICITOR

MEMBERS PRESENT:

COUNCILWOMAN LINDA HESS

MR. HOWARD DAWSON

MS. PAT STRIPPOLI

MR. JERMAINE JACKSON

MR. JOE VANDERGRIFT

MAYOR RICH ROACH

MS. JANINE HAGEN

MS. NANCY DIDOMENICO

MEMBERS ABSENT:

MS. JOY JACKSON

MR. CRAIG WELLS

MS. HEATHER PROTICH

MR. JOE VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM AUGUST 24, 2023. MR. JERMAINE JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. HAGEN AND MR. DAWSON WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-23-13

ROBERT HASTINGS (HASTINGS FAMILY RVOC TRUST)

BILPER AVENUE

BLOCK 299, LOT 11

BULK VARIANCE

MR. ROBERT HASTINGS-- APPLICANT SWORN IN

MR HASTINGS STATED THAT HE WANTS TO BUILD A HOME IN THE R-1 ZONE WHICH REQUIRES A FRONTAGE OF 100 FEET AND THE PROPERTY ON BENTLY HAS FRONTAGE OF ONLY 70 FEET. HE IS REQUESTING A BULK VARIANCE SO THAT HE CAN BUILD A HOUSE ON THE LAND WITHOUT THE REQUIRED FRONTAGE OF 100 FEET

BOARD SOLICITOR ASKS QUESTIONS REFERRING TO THE PACKET AND DRAWINGS.

BOARD SOLICITOR-- YOUR PICTURE HAS A GARAGE. WILL YOUR HOME HAVE A GARAGE?

MR. HASTINGS STATES THAT HE WILL NOT HAVE A GARAGE.

BOARD SOLICITOR--THE SURVEY SHOWS A CHAIN LINK FENCE SURROUNDING THE PROPERTY. WILL YOU HAVE A CHAIN LINK FENCE ON THE PROPERTY?

MR. HASTINGS STATED THAT HE WILL HAVE A CHAIN LINK FENCE TO MATCH UP TO THE BACK OF THE PROPERTY AND IT WILL RUN THE LENGTH OF THE ONE SIDE OF THE PROPERTY.

Board SOLICITOR--DO YOU KNOW THE HEIGHT OF YOUR PROPOSED HOUSE?

MR. HASTINGS STATED THAT IT WILL BE 32 TO 34 FET IN HEIGHT APPROXIMATELY. DEPENDING ON HOW FAR WE COME OUT OF THE GROUND.

BOARD SOLICITOR--THE LOT IS VERY WOODED WHAT ARE YOU PLANNING TO DO WITH THE TREES? THE BOROUGH HAS ORDINANCES TO PRESERVE TREES AND TO THE FULLEST EXTENT POSSIBLE SHOULD PRESERVE AS MANY TREES AS POSSIBLE.

MR. HASTINGS SAYS THAT THE EMPTY LOT IS NOT REALLY GOOD TO KEEP EMPTY BECAUSE IT BECOMES A LOT WHERE PEOPLE DROP OFF TRASH THAT IS WHY HE WANTS TO BUILD THE HOUSE. HE PLANS ON KEEPING THE BIG OAK TREE OUT FRONT AND KEEPING AS MANY TREES AS POSSIBLE ESPECIALLY IN THE BACK.

MAYOR ROACH--THE NEW BOROUGH ORDINANCE REQUIRES SIDEWALKS ON IN FRONT OF ALL NEW CONSTRUCTION.

MR. HASTINGS—IF HE HAS TO PLACE SIDEWALKS IN FRONT OF HIS NEW HOME HE WILL DEFINITELY DO SO.

MR. VANDERGRIFT OPENED THE MEETING TO THE BOARD FOR ANY MORE QUESTIONS.

BOARD SOLICITOR EXPLAINED WHAT A BULK VARIANCE WAS TO THE APPLICANT. SHOW HARDSHIPS ETC. MR. HASTINGS STATED THAT HE FELT HE DID SO

MR. VANDERGRIFT OPENED THE APPLICATION TO THE PUBLIC AND NO ONE STEPPED FORWARD.

BOARD SOLICITOR SUMMED UP THE APPLICATION.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-23-13, ROBERT HASTINGS (HASTINGS FAMILY RVOC TRUST), BLOCK 299, LOT 11. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFT OPENED THE MEETING TO THE PUBLIC AND NO ONE STEPPED FORWARD.

MEETING ADJOURNED

HEATHER PROTICH
TRANSCRIBED