

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, NOVEMBER 30, 2023, WAS CALLED TO ORDER AT 6:00 PM AT THE LINDENWOLD BROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: KATHLEEN MCGILL GASKILL, ESQ. - BOARD SOLICITOR
JEFF HANSON, PE, CME—BOARD ENGINEER

MEMBERS PRESENT:

COUNCILWOMAN LINDA HESS
MR. HOWARD DAWSON
MR. JOE VANDERGRIFT
MAYOR RICH ROACH
MS. JANINE HAGEN
MS. HEATHER PROTICH

MEMBERS ABSENT:

MR. CRAIG WELLS
MS. JOY JACKSON
MS. NANCY DIDOMENICO
MR. JERMAINE JACKSON

MR. JOE VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM OCTOBER 26, 2023. MAYOR RICH ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. PROTICH WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED 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. HAGEN. ROLL CALL WAS UNANIMOUS WITH THE EXECPTION OF MS. PROTICH WHO ABSTAINED. MOTION CARRIED

NEW BUSINESS

APPLICATION JLUB 23-14
ZEESHAN RAZZAQ
430 EAST GIBBSBORO ROAD
BLOCK 72, LOT 18
CHANGE OF USE/WAIVER OF MINOR SITE PLAN
ADD COOKING AREA/FREEZER/REFRIDGERATOR
ADD COFFEE COUNTER TO CONVENIENCE STORE

ZEESHAN RAZZAQ—APPLICANT
NIDA HASEN —APPLICANT

JUSTIN STRAUSSER—ATTORNEY FOR APPLICANT
SWORN IN

JEFF HANSON-BOARD ENGINEER
SWORN IN

BOARD ENGINEER GIVES OVERVIEW OF APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY (EXPLANATION OF NUMBER OF EMPLOYEES, HOURS OF OPERATIONS, TRASH, DELIVERIES)

MR. RAZZAQ SAID HE CURRENTLY HAS 1 EMPLOYEE PER SHIFT WITH 2 PEOPLE MAXIMUM. IN ADDITION TO ADDING COOKING AREA, FREEZER, REFRIGERATOR AND COFFEE COUNTER, THEY WOULD LIKE TO BE OPEN 24 HOURS PER DAY. IF PERMITTED THEY WOULD HIRE MORE EMPLOYEES. MR. DAWSON AND MAYOR ROACH REMINDED MR. RAZZAQ THAT SECURITY IS AN ISSUE WITH BEING OPEN 24 HOURS. NIDA HASEN STATED THAT THE BACK DOOR WILL REMAIN LOCKED.

BOARD ENGINEER ASKED WHERE THEY WILL STORE THE USED COOKING OIL. RECOMMENDED THE BOARD OF HEALTH BE CONSULTED AS TO WHERE TO STORE IT. HE THEN ASKED IF ADDING ADDITIONAL SIGNAGE AND WAS TOLD NO BY MR. RAZZAQ BUT MIGHT ADVERTISE ON THE WINDOWS. BOARD ENGINEER ALSO RECOMMENDED A "DO NOT ENTER" SIGN BE INSTALLED

MR. VANDERGRIFT ASKED ABOUT DUMPSTER HAVING AN ENCLOSURE DUE TO TRASH OVERFLOWING. MR. RAZZAQ SAID HIS EMPLOYEES ARE NOW CUTTING BOXES DOWN SO TRASH DOES NOT OVERFLOW. BOARD SOLICITOR SAID OK TO LEAVE AS FOR NOW BUT IF IT BECOMES A NUISANCE THEN MR. RAZZAQ WILL NEED TO INCREASE FREQUENCY OF PICK UP OR ADD AN ENCLOSURE.

MAYOR ROACH ALSO REMINDED HIM THAT HE WILL NEED PERMITS FOR THE WORK THAT HAS BEEN DONE. MR. ZEESHAN CONFIRMED EVERYTHING IS INSTALLED BUT IS NOT HOOKED UP.

MR. RAZZAQ CONFIRMED THAT SMOKE DETECTORS HAVE BEEN INSTALLED IN THE BASEMENT.

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-23-14, ZEESHAN RAZZAQ. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCIL WOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED

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

MEETING ADJOURNED

KATHLEEN LYND
BOARD SECRETARY

