

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, APRIL 23, 2020 WAS CALLED TO ORDER AT 6:00 P.M. AT THE LINDENWOLD BOROUGH HALL. THIS MEETING WAS BY PHONE CONFERENCE DUE TO THE CORONA VIRUS.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

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

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MR. JOE VANDERGRIFT
MS. JOY JACKSON
MS. KATHY FITZPATRICK
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MS. NANCY DIDOMENICO
MR. WALT LENKOWSKI

MEMBERS ABSENT:

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM FEBRUARY 27, 2020. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM MARCH 26, 2020. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. VANDERGRIFT, MS. JACKSON, MS. FITZPATRICK, MS. STRIPPOLI WHO ABSTAINED. NO RESPONSE FROM MR. DAWSON. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-20-4
DAVID CERUBINI / SUNSATIONAL LANDSCAPING
1202 LAUREL ROAD
BLOCK 238, LOT 1.04
USE VARIANCE
OFFICE & GARDEN/NURSERY CENTER

BOARD SOLICITOR STATING THIS IS AN USE VARIANCE, WE ARE GOING TO HAVE TO ASK MAYOR ROACH AND COUNCILWOMAN HESS TO RECLUSE THEMSELVES FROM THIS APPLICATION.

SCOTT SMITH – APPLICANTS PLANNER

DAVID CERUBINI – APPLICANT
SWORN IN

MR. CERUBINI STATING I AM SUNSATIONAL LANDSCAPING AND WE ARE LOOKING TO BUILD THIS SITE UP, THAT I BELIEVE WILL BENEFIT THE TOWN. SOMETHING THAT MAY BE NEEDED IN TOWN. WE ARE A SMALL TOWN BUSINESS WE ARE NOW BASED OUT OF BLACKWOOD. WE'VE BEEN IN BUSINESS FOR 10 YEARS NOW. WE ARE WELL KNOWN. WE ARE A SMALLER COMPANY LOOKING TO EXPAND A LITTLE AND TO WORK WITH THIS PLAN TO MAKE IT SOMETHING NICE.

SCOTT SMITH – APPLICANTS PLANNER

MR. SMITH GIVING COMPLETE OVERVIEW OF APPLICATION

(NURSERY STOCK, IN GROUND AND GREENHOUSES, SPLIT ZONING OF PROPERTY, NEIGHBORING PROPERTIES, BUFFERING, STREAM LAND, TRAFFIC PATTERN, MULTI-PURPOSE USE OF GARDEN CENTER, LANDSCAPING BUSINESS, LONG RANGE PLAN FOR THE BUSINESS TO PRODUCE NURSERY STOCK, STORAGE AND SALE OF BULK LANDSCAPE MATERIALS, ADMINISTRATIVE OFFICE)

MR. SMITH GIVES SPECIAL REASONS FOR THE POSITIVE AND NEGATIVE CRITERIA

MS. JACKSON STATING YOU ARE GOING TO GROW TREES AND SMALL PLANTS, WHAT ABOUT THE FERTILIZER RUNOFF TO THE STREAM IN THE BACK, IS THERE ANYTHING TO WORRY ABOUT THERE?

MR. SMITH STATING FOR INSTANCE IF THEY DO GREENHOUSES, THE GREENHOUSES THEMSELVES WOULD GENERATE RUNOFF, THAT RUNOFF HAS TO BE MANAGED. THE DEP REGULATES ALL OF THAT, ESPECIALLY WHEN IT'S AN AGRICULTURAL TYPE OPERATION.

MR. CERUBINI STATING WHAT WOULD ACTUALLY HAPPEN IN THIS IS WHAT THEY CALL COOP HOUSES AS YOU ARE REFERRING TO AS GREENHOUSES. WHAT THEY ARE CONSTRUCTED OF NOT TO GO INTO TOO MUCH DETAIL, THEY WOULD HAVE A VINYL FLOORING, METAL HOOP MADE OUT OF STEEL

MR. LENKOWSKI STATING I'M GOING TO INTERJECT FOR A MINUTE, I WANT TO REMIND EVERYONE WE ARE NOT HERE FOR A MAJOR SITE PLAN, WE ARE ONLY HERE FOR THE USE VARIANCE. ALL THOSE QUESTIONS WOULD BE ADDRESSED WHEN IT COMES TO A SITE PLAN. NOT THAT IT'S NOT IMPORTANT. BOARD SOLICITOR STATING THESE ARE IMPORTANT CONCERNS, BUT WE DO NOT NEED TO GET INTO THE WEEDS OF IT, BECAUSE THAT WOULD BE THE PROCESS OF THE SITE PLAN APPROVAL. BUT IT IS A CONCERN AND I THINK YOU ADDRESSED IT IN GENERAL TERMS THAT THE MANAGEMENT OF THE FERTILIZER AND RUNOFF WILL BE ADDRESSED IN COMPLIANCE WITH ANY REGULATION APPLICABLE TO THAT, WOULD THAT BE CORRECT?

MR. CERUBINI STATING THAT IS ABSOLUTELY CORRECT

BOARD ENGINEER STATING I AGREE WITH SCOTT THAT THERE ARE REGULATIONS THAT GOVERN ALL THAT. ALL THAT WOULD BE LOOKED AT, AT SITE PLAN, WE WILL MAKE SURE EVERYTHING COMPLIES WITH STORM WATER REGULATIONS, NJDEP

BOARD MEMBERS HAD NO FURTHER QUESTIONS

MR. LENKOWSKI OPENED THE MEETING TO THE PUBLIC

NO ONE FROM THE PUBLIC SPOKE

BOARD SOLICITOR SUMS UP APPLICATION

MR. LENKOWSKI ENTERTAINED FOR A MOTION

MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. LENKOWSKI OPENED THE MEETING TO THE PUBLIC AND NO ONE SPOKE

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY