

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MARCH 24, 2022 WAS CALLED TO ORDER AT 6:00 PM AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

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

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MS. JOY JACKSON
MS. JANINE MASCIULLI
MR. HOWARD DAWSON
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. JOE VANDERGRIFF

MEMBERS ABSENT:

MS. PAT STRIPPOLI

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE REVISED RESOLUTION JLUB-21-3.
MAYOR ROACH MADE THE MOTION TO APPROVE, MOTIONED SECONDED BY COUNCILWOMAN HESS.
ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. WELLS AND MR. DAWSON WHO
ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-22-1
EXTRA SPACE STORAGE
1322 LAUREL ROAD
BLOCK 238, LOTS 1 & 1.08
AMENDING USE VARIANCE

JEFFREY BARON, ESQ. – APPLICANTS ATTORNEY

NORMAN KOTOCH – SWORN IN

BOARD SOLICITOR STATING THERE IS AN ISSUE WITH OUTSTANDING SEWER. THE BOARD CAN HEAR THE APPLICATION AND MAKE THAT A CONDITION OF APPROVAL IF THE BOARD SO APPROVES. IT'S NOT A SIGNIFICANT SUM. WE NEED A MOTION FROM THE BOARD TO PROCEED AND MAKE THE PAYMENT OF THE OUTSTANDING ASSESSMENT A CONDITION OF ANY APPROVAL.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION AS STATED ABOVE. MR. WELLS MADE SAID MOTION, MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. BARON STATING THIS IS A PRE-EXISTING STORAGE FACILITY, WHEN THE APPROVAL WAS GIVEN BY THE BOARD DECEMBER 22, 2005, THERE WAS A CONDITION OF APPROVAL ON PAGE 5, #H THAT ONE EMPLOYEE ON SITE AT ALL TIMES TO PROVIDE SECURITY. THAT IS NEARLY 20 YEARS AGO, AT THAT TIME IT MADE SENSE TO HAVE SOMEONE THERE FULL TIME.

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY
(PROPERTY PURCHASED IN 2020, PREVIOUS OWNER HAD SECURITY GUARD 24 HOURS, THAT WAS A PROBLEM AS WE KNEW IT WAS NOT PROVIDED, WE DID NOT WANT TO CONTINUE LIKE THAT, NO ONE HAS A SECURITY GUARD ON SITE 24 HOURS A DAY, WE ADDED DVR EQUIPMENT, CAMERAS ON SITE, GATES, POLICE HAVE ACCESS, LOCK BOX WITH MASTER KEYS, NO BREAK-INS, NO COMPLAINTS, WE WANT TO BE COMPLIANT, THERE IS A LOCK DOWN TIME WHEN BUSINESS HOURS ARE OVER THAT NO ONE CAN ENTER, YOU DO NEED A PASSCODE DURING BUSINESS HOURS, NO ACCESS AFTER 10:00 PM)

BOARD SOLICITOR ASKING ABOUT NUMBER OF CAMERAS AND IF COORDINATED WITH LINDENWOLD POLICE DEPARTMENT

MR. KOTOCH STATING 32 CAMERAS, WE HAVE NOT.

BOARD SOLICITOR STATING WE DO MAKE THAT A CONDITION OF ANY APPROVAL

MR. KOTOCH STATING WE WILL COORDINATE WITH THEM

BOARD MEMBERS HAD NO QUESTIONS

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. VANDERGRIFF ENTERTAINED FOR A MOTION. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-22-2
REALCORDOVA, LLC
LA ESPERANZA
40 E. GIBBSBORO ROAD
BLOCK 155, LOTS 4, 6, 6.01, 7.01 & 8
MAJOR SITE PLAN (PRELIMINARY & FINAL)
ADDITIONAL PARKING AREA, RELOCATE TRASH ENCLOSURE,
SOLAR CANOPY & VARIANCES

JEFFREY BARON, ESQ. – ATTORNEY FOR APPLICANT

MR. BARON GIVING OVERVIEW OF APPLICATION

ALEXANDRA CORDOVA - APPLICANT
JOSEPH MANCINI – APPLICANTS ENGINEER/PLANNER
KEVIN HAMS – APPLICANTS TECHNICAL CONSULTANT (SOLAR)
JEFF HANSON – BOARD ENGINEER
ALL SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY
(SOLAR CANOPY, PAVED PARKING LOT, DUMPSTER LOCATION)

BOARD MEMBERS HAD NO QUESTIONS FOR APPLICANT

MR. MANCINI GIVING ENGINEERING OVERVIEW
(SITE PLAN SUBMITTED, LOCATION OF PROPERTY, PARKING AREA, SOLAR CANOPY LOCATION, TRASH
ENCLOSURE LOCATION, VARIANCE'S REQUIRED, PERMITTED USE)

QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY AND MR. HAMS AND BOARD
MEMBERS
(EXHIBITS A1 & A2, DESIGN AND INSTALL SOLAR SYSTEMS, CANOPY PROVIDES COVER ALSO, HEIGHT,
MATERIALS, ENERGY, AESTHETICS, WATER RUN OFF, EXISTING CONDITIONS)

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER
BRIEF DISCUSSION

MR. VANDERGRIFT OPENED THE MEETING TO THE PUBLIC

PAMELA COLE – SWORN IN

MS. COLE ASKING WHY THE ANGLE OF THE BACK IS SO HIGH AND ABOUT THE RUN OFF OF THE WATER
ONE OF APPLICANTS PROFESSIONALS RESPONDING, IT IS A TYPICAL DESIGN OF THE STRUCTURE AND IN
REGARDS TO THE RUN OFF, THERE WON'T BE ANY AFFECT TO THE PROPERTY, IT WILL GO DOWN THE
DOWNSPOUTS, THE ARRAY IS THE APPROPRIATE FEET, THE PITCH OF ROOF IS SO WATER DOESN'T STAY
ON THE CANOPY.

BOARD SOLICITOR SUMS UP APPLICATION

MR. VANDERGRIFT ENTERTAINED FOR A MOTION. MR. DAWSON MADE THE MOTION TO APPROVE,
MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-22-3
MAGEWORKS, LLC
5-11 BERLIN ROAD
UNITS 9 & 11
BLOCK 95, LOTS 1, 1.01 & 1.02
CHANGE IN USE
VACANT UNITS TO AUDIO VIDEO PRODUCTION OFFICES

TREVOR SERINE, ESQ. – ATTORNEY FOR APPLICANT

MR. SERINE GIVING OVERVIEW OF APPLICATION

(APPLICANT HAS ENTERED INTO CONTRACT TO CLOSE ON THIS PROPERTY, WE ARE NOT CHANGING ANYTHING, ONE UNIT FOR STORAGE OF EQUIPMENT THAT HE USES FOR SHOWS AND VARIOUS OTHER EVENTS, THE OTHER UNIT WILL BE USED FOR AUDIO EDITING ETC., PARKING)

BOARD SOLICITOR STATING WE DO HAVE AN ISSUE WITH NON PAYMENT OF TAXES, I DO UNDERSTAND THAT YOU ARE HERE AS A PROSPECTIVE PURCHASER, WE WILL MAKE THAT A CONDITION IF THE BOARD IS SO INCLINED TO APPROVE.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO HEAR THE APPLICATION. MR. DAWSON MADE THE MOTION TO HEAR THE APPLICATION. MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

JASON MAJUSIAK – APPLICANT – SWORN IN

QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY

(CLEAN UP AND LANDSCAPE FRONT, SIGN ON END OF PROPERTY TO BE REMOVED, NO NEED FOR SIGNAGE)

BOARD ENGINEER GOING THROUGH HIS REVIEW LETTER

DISCUSSION BETWEEN ENGINEER, APPLICANT, BOARD SOLICITOR AND BOARD MEMBERS

(PARKING, EGRESS, DESCRIPTION OF BUSINESS, MAXIMUM NUMBER OF PEOPLE AT STUDIO AT ANY GIVEN TIME WILL BE TEN, HOURS, DOT LOT, TRASH, WILL NOT BE OPEN TO THE PUBLIC, ANY CHANGES APPLICANT MUST COME BACK TO THE BOARD)

MR. VANDERGRIFF OPEN THE MEETING TO THE PUBLIC AND NO ONE STEPPED FORWARD.

BOARD SOLICITOR SUMS UP APPLICATION

MR. VANDERGRIFF ENTERTAINED FOR A MOTION, MR. DAWSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY

