

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, APRIL 28, 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. JERMAINE JACKSON  
MS. NANCY DIDOMENICO  
MR. JOE VANDERGRIFT

MEMBERS ABSENT:

MR. HOWARD DAWSON  
MS. PAT STRIPPOLI  
MS. HEATHER PROTICH

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM FEBRUARY 17, 2022.  
MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM FEBRUARY 24, 2022.  
MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. VANDERGRIFT WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-1, MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-2, MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. MASCIULLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-3, COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

## NEW BUSINESS

APPLICATION JLUB-22-4  
JC CUSTOM DESIGN & BUILD  
2512 EGG HARBOR ROAD  
BLOCK 261, LOT 1  
UNIT G TO BE COMBINED WITH UNIT F  
CHANGE IN USE

STEVEN JANEL, ESQ. – ATTORNEY FOR APPLICANT

COLLEEN O'NEIL, APPLICANT– SWORN IN

JEFF HANSON, BOARD ENGINEER – SWORN IN

MR. JANEL GIVING OVERVIEW OF APPLICATION

BOARD SOLICITOR STATING WE DO HAVE AN ISSUE WITH THE ESCROW NOT BEING PAID. THIS IS SOMETHING THE BOARD WILL HAVE TO DECIDE WHETHER WE WILL HEAR THE APPLICATION WITH THE REPRESENTATION THAT THE BALANCE DUE WILL BE PAID TOMORROW.

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

QUESTION AND ANSWER SESSION BETWEEN APPLICANT, HER ATTORNEY AND BOARD ENGINEER (DESCRIPTION OF WORK, EXPANDING, TYPE OF EQUIPMENT, TOXIC CHEMICALS (CONTACT CEMENT ONLY), HOURS OF OPERATION, NUMBER OF EMPLOYEES, NO CLIENTS ON SITE, PARKING (EXHIBIT A1 LOCATION OF BUILDING AND PARKING), SECURITY)

BOARD SOLICITOR STATING THERE WAS AN ISSUE FROM WHEN YOU APPEARED BEFORE THE BOARD ABOUT THE TRASH DUMPSTER. THAT WAS A CONDITION OF APPROVAL TO TALK TO THE FIRE MARSHALL ABOUT THE LOCATION OF THE DUMPSTER.

MS. O'NEILL STATING I TALKED TO THE FIRE MARSHALL ABOUT COMING OUT AND THEY HAVE NOT. I HAVE A TEMPORARY DUMPSTER.

BOARD SOLICITOR STATING IT WILL BE A CONDITION OF APPROVAL IF THE BOARD DOES GRANT THIS. IT WILL GIVE YOU A LITTLE MORE TIME TO COMPLY.

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

BOARD SOLICITOR SUMS UP APPLICATION

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

APPLICATION JLUB-22-5  
LRD VENTURES, LLC  
522 CHESTNUT AVENUE  
BLOCK 80, LOT 9  
USE VARIANCE  
TO KEEP AS DUPLEX IN A R1 ZONE (SINGLE FAMILY DETACHED RESIDENTIAL)

MAYOR ROACH AND COUNCILWOMAN HESS STEP DOWN

LEONARD SCHWARTZ, ESQ. – ATTORNEY FOR APPLICANT

BOARD SOLICITOR STATING WE WILL HAVE (6) VOTERS NOT THE FULL (7), DO YOU WISH TO PROCEED TONIGHT.

APPLICANT STATING YES

MARVIN WAXMAN, APPLICANT – SWORN IN

MR. SCHWARTZ STATING THIS IS AN EXISTING PROPERTY THAT HAS TWO RENTAL UNITS IN IT. MR. WAXMAN WILL TESTIFY THAT WHEN HE PURCHASED THE PROPERTY APPROXIMATELY (3) YEARS AGO, HE PURCHASED IT WITH THE (2) UNITS THERE. HE IS NOT CHANGING ANYTHING BUT CONTINUING IT. EXHIBIT A1, SHOWS THE PROPERTY, I ALSO HAVE FROM 2019 CERTIFICATES THAT HAVE BEEN INSPECTED BY THE BOROUGH (EXHIBIT A2), EXHIBITS A3 AND A4 ARE SMOKE CERTIFICATES FROM 2019, LISTING IT AS UNIT A AND UNIT B.

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY  
(CAN NOT TELL FROM THE OUTSIDE THAT IT IS A TWO FAMILY DWELLING, SINGLE ENTRANCE TO THE PORCH AND THEN TWO ENTRANCES, TWO DRIVEWAYS, NO CHANGES TO BE MADE TO THE PROPERTY, NO NEGATIVE IMPACT, DOES NOT LOOK ANY DIFFERENT FROM OTHER HOUSES IN THE NEIGHBORHOOD, PARKING)

QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR AND APPLICANT  
(NUMBER OF BEDROOMS IN EACH UNIT (2), APPLICANT DOES NOT KNOW WHEN IT WAS CHANGED TO A DUPLEX, HAD BEEN INSPECTED, IT IS UNDER CONTRACT BASED ON GETTING APPROVAL, PURCHASER WILL OCCUPY THE PROPERTY)

MR. WELLS STATING IS THE GARAGE PART OF THE RENTALS?

MR. WAXMAN STATING THE GARAGE IS BEING RENTED BY THE PERSON WHO IS GOING TO PURCHASE THE BUILDING

MR. WELLS STATING IT IS NOT GOING TO BE A SEPARATE RENTAL

MR. WAXMAN STATING I DON'T THINK SO, IT'S STRICTLY STORAGE, THERE IS NO ELECTRICITY IN THE GARAGE.

(GARAGE TO BE USED BY OCCUPANT OF HOUSE ONLY)

DISCUSSION ON DRIVEWAYS AND WHAT NEEDS TO BE DONE

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

BOARD SOLICITOR SUMS UP APPLICATION.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION. MS. MASCIULLI MADE THE MOTION TO APPROVE. MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-22-6  
SHIRIN AHAMED  
436 E. LINDEN AVENUE  
BLOCK 94, LOT 10  
USE VARIANCE  
TO KEEP AS DUPLEX IN A R1 ZONE (SINGLE FAMILY DETACHED RESIDENTIAL)

SHIRIN AHAMED AND MOHAMED AHAMED – SWORN IN

MR. AHAMED STATING WE BROUGHT 436 E. LINDEN AVENUE, THIS HOUSE WAS A DUPLEX. IT HAS TWO GAS METERS, ELECTRIC, HEATERS, WATER HEATERS, AND ENTRANCES. WE DID NEW SIDEWALK, DRIVEWAY, AND PORCH. BECAUSE IT WAS A DUPLEX AND THE PREVIOUS OWNER NEVER CAME FOR ZONING SO WE ARE HERE TO GET APPROVAL.

QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR AND APPLICANT  
(HISTORY OF PROPERTY AS TO WHEN IT BECAME A DUPLEX, APPLICANT DOES NOT KNOW, NUMBER OF BEDROOMS IN EACH UNIT, THERE IS ANOTHER DUPLEX AT 302 E. LINDEN, THREE CAR DRIVEWAY)

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

BOARD SOLICITOR SUMS UP APPLICATION

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

APPLICATION JLUB-22-7  
JACQUELINE VALME  
136 WALNUT AVENUE  
BLOCK 102.03, LOT 3  
USES VARIANCE  
TO KEEP AS DUPLEX IN A R1 ZONE (SINGLE FAMILY DETACHED RESIDENTIAL)

BOARD SOLICITOR STATING THE APPLICANT JACQUELINE VALME IS THE OWNER HOWEVER SHE HAS SENT IN A NOTARIZED LETTER THAT SHE IS REQUESTING THAT HER HUSBAND WHO IS VERY FAMILIAR WITH THE PROPERTY THAT HE BE HERE TO REPRESENT HER TONIGHT. (THEY HAVE MOVED TO GEORGIA)

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO HEAR THE APPLICATION. MR. WELLS MADE THE MOTION TO HEAR THE APPLICATION, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

SAMUEL VALME – SWORN IN

MR. VALME STATING WE ARE ASKING FOR A USE VARIANCE FOR 136 WALNUT AVENUE. WE PURCHASED THE PROPERTY IN 2004 AS A DUPLEX. IT HAS BEEN USED AS A DUPLEX. WE ARE SELLING THE PROPERTY AND WAITING FOR THE VARIANCE TO MOVE FORWARD. THE PROPERTY IS TWO BEDROOMS ON THE SECOND FLOOR AND FOUR BEDROOMS ON THE LOWER LEVEL. WE HAVE USED THE PROPERTY AS AN INVESTMENT AND RENTED BOTH UNITS. THE PROPERTY HAS BEEN INSPECTED YEARLY. UTILITIES ARE ALL SEPARATE.

MR. WELLS STATING THE VEGETATION AROUND THE HOUSE IS OVERGROWN. THAT NEEDS TO BE CLEANED UP.

MR. VALME STATING WE WILL TAKE CARE OF THAT

DISCUSSION ON DRIVEWAY/PARKING/NUMBER OF SPACES NEEDED  
(APPLICANT IS WILLING TO ASPHALT DRIVEWAY AS A CONDITION)

BOARD SOLICITOR STATING WHAT HAS COME TO OUR ATTENTION, YOU INDICATED YOU DIDN'T HAVE ANY VIOLATIONS AND THERE IS A RECORD OF A NUMBER OF VIOLATIONS IN TERMS OF MAINTENANCE ON THE PROPERTY OVER THE YEARS. WE ARE GOING TO HAVE TO MAKE THAT A CONDITION OF APPROVAL THAT YOU HAVE TO BRING THE PROPERTY IN COMPLIANCE WITH MAINTENANCE REQUIREMENTS.

MR. VANDERGRIFT OPENED THE MEETING TO THE PUBLIC AND JOEL QUIMSON STEPPED FORWARD AND WAS SWORN IN.

MR. QUIMSON STATING I AM FAMILIAR WITH THE PROPERTY AND THE PREVIOUS PROPERTIES BECAUSE I HAVE BEEN LOOKING TO BUY PROPERTY. THE FIRST PROPERTY IS FIVE MINUTES FROM HIS PROPERTY, AND TWO MINUTE WALKING DISTANCE FROM THE OTHER. THERE ARE MULTIPLE DUPLEXES IN THE AREA.

BOARD SOLICITOR SUMS UP APPLICATION

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

MR. VANDERGRIFT OPENED THE MEETING TO THE PUBLIC AND (NAME INAUDIBLE) BUYER OF 522 CHESTNUT ASKING FOLLOW UP TO EXISTING DRIVEWAY AND WAS DIRECTED TO PROPERTY MAINTENANCE.

MEETING ADJOURNED

NANCY DIDOMENICO  
BOARD SECRETARY

