

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, OCTOBER 27, 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
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. JOE VANDERGRIFT

MEMBERS ABSENT:

MS. JANINE MASCIULLI

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 22,
2022. MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN
HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MAYOR ROACH AND MR. DAWSON WHO
ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-22-14
ZEESHAN RAZZAQ
430 E. GIBBSBORO ROAD
BLOCK 72, LOT 18
CHANGE IN USE
EMPTY BANK/OFFICE TO CONVENIENCE STORE

CHRISTOPHER NORMAN, ESQ. – ATTORNEY FOR APPLICANT
GIVES OVERVIEW OF APPLICATION
SUBMITS EXHIBITS

ZEESHAN RAZZAQ AND NIDA HASEN – SWORN IN

QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND THEIR ATTORNEY
(DAYS/HOURS OF OPERATION, NUMBER OF EMPLOYEES, TYPE OF PRODUCTS TO BE SOLD, DELIVERIES
AND TRUCK TYPE, TRASH, SIGNAGE, SECURITY, PARKING, EXISTING CIRCULATION, DO NOT ENTER SIGN
INSTALLED, STORM WATER BASIN WILL NEED SURVEY OR DEED TO VERIFY IT'S NOT ON THEIR
PROPERTY)

BOARD SOLICITOR STATING WE WILL MAKE THIS A CONDITION OF ANY APPROVAL, THERE IS AN
OUTSTANDING SEWER BILL AND CCMUA.

BOARD MEMBERS HAD NO QUESTIONS

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

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-22-15
ARCR HOME BUILDERS, LLC
MAPLE AVENUE
BLOCK 34, LOT 4
MINOR SUBDIVISION
TO BUILD (2) HOMES

KEVIN DEDUCH, ESQ. – ATTORNEY FOR APPLICANT
GIVES OVERVIEW OF APPLICATION

VINCENT MILANO –ENGINEER FOR APPLICANT
SWORN IN

RYAN CLARK – APPLICANT
SWORN IN

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER/AND SOME QUESTIONS/ANSWERS WITH
APPLICANTS ENGINEER
(TO SUBDIVIDE AND CREATE A 7,000 & 8,000 SQUARE FOOT LOTS, SINGLE FAMILY HOMES TO BE BUILT,
MEETS ALL SETBACKS, NO VARIANCES NEEDED, WILL PROVIDE CONCRETE DRIVEWAY APRONS &
DRIVEWAYS TO HOLLAND STREET, R2 ZONE, WILL PROVIDE LEGAL DESCRIPTIONS, WILL FILE BY DEED,
LOT DRAINAGE, GRADING PLAN, SIDEWALK)

MR. CLARK GIVES TESTIMONY ON SIZE OF HOME/GARAGE

BOARD MEMBERS HAVE NO QUESTIONS

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

BOARD SOLICITOR SUMS UP APPLICATION

BOARD SOLICITOR STATING THE PROPERTY DOES HAVE AN OUTSTANDING SEWER BILL WHICH WILL BE MADE A CONDITION OF ANY APPROVAL GRANTED.

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

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

MEETING ADJOURNED.

NANCY DIDOMENICO
BOARD SECRETARY