

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JULY 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:

COUNCILWOMAN LINDA HESS
MS. JANINE MASCIULLI
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. JOE VANDERGRIFT

MEMBERS ABSENT:

MAYOR RICH ROACH
MR. CRAIG WELLS
MS. JOY JACKSON
MR. HOWARD DAWSON
MS. PAT STRIPPOLI

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM MAY 26, 2022. MR. JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. PROTICH. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF COUNCILWOMAN HESS, MS. MASCIULLI AND MS. DIDOMENICO WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM JUNE 23, 2022. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. MASCIULLI. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. JACKSON WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-9, MIKYUNG LEE, BLOCK 225, LOT 3. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. MASCIULLI. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. JACKSON AND MS. DIDOMENICO WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-10, JOHN & GUS VANORE (RITA'S WATER ICE), BLOCK 240, LOT 1.02. MS. MASCIULLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. JACKSON AND MS. DIDOMENICO WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-22-11
HAROLD VILISES MORESLES ROMERO
316 S. WHITE HORSE PIKE
BLOCK 146, LOT 3
ELBA'S BRIDAL & GIFTS TO ADD SECOND BUSINESS (TAX SERVICE)

EDWARD VIDAL – ATTORNEY FOR APPLICANT

MR. VIDAL – GIVES OVERVIEW OF ENGINEER LETTER AND AGREES TO IMPROVEMENTS

APPLICANT AND BOARD ENGINEER – SWORN IN

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER

BRIEF QUESTION AND ANSWER SESSION
(PERCENTAGE OF SPACE TO BE USED FOR TAX OFFICE, NO EMPLOYEES OTHER THAN HIMSELF AND WIFE, HOURS OF OPERATION, PARKING, SIGNAGE, SECURITY CAMERAS, ALL CONDITIONS FROM PRIOR APPLICATION HAVE BEEN COMPLIED WITH, QUESTIONS ABOUT GAS METER)

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. JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. MASCIULLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-22-12
ARCR BUILDERS
101 W. SCOTT AVENUE
BLOCK 119, LOT 7
BULK VARIANCE

KEVIN DIDUCH, ESQ. – APPLICANTS ATTORNEY

RYAN CLARK – APPLICANT – SWORN IN

MR. DIDUCH GIVES OVERVIEW OF APPLICATION
(OWNERSHIP OF PROPERTY, TO BUILD A 1726 SQUARE FOOT SINGLE FAMILY HOME, CORNER PROPERTY ON SCOTT AND ELM AVENUES, TO FACE ELM, ALL HOMES IN AREA FACE TOWARDS ELM, FRONT YARD SETBACK OF 30')

MR. DIDUCH STATING WE ARE ASKING FOR A VARIANCE FOR THE FRONTAGE WHICH WE HAVE 83' WERE 100' IS REQUIRED.

BOARD SOLICITOR STATING THE PURPOSE OF THIS APPLICATION IS THAT THE FRONT IS GOING TO BE ON ELM AND SCOTT WILL BE THE SIDE. WHAT IS THE FRONT YARD SETBACK ON ELM?

MR. CLARK STATING 35 FEET.

BOARD SOLICITOR STATING IT IS IMPORTANT TO PUT ON THE RECORD THAT THE BOARDS ENGINEER AND I HAD SOME COMMUNICATIONS WITH MR. MANCINI (ENGINEER), IN ONE OF THE EMAILS THERE WAS A NOTE THAT IF YOU ALIGNED THE HOUSE IN FRONT OF SCOTT, THE SEWER HOOK UP WOULD BE A PROBLEM WHERE AS IF THE HOUSE IS ORIENTATED TOWARDS ELM STREET THERE IS AN EXISTING SEWER LINE THAT CAN BE HOOKED UP TO.

MR. VANDERGRIFF ASKING IF APPLICANT HAS A PICTURE OF THE LOT.
MARKING PICTURE AS EXHIBIT A1

BOARD SOLICITOR ASKING IF THERE ANY SIDEWALKS ON THIS PROPERTY?

MR. CLARK STATING NO

BOARD SOLICITOR ASKING ARE THERE ANY SIDEWALKS ON THE ADJOINING PROPERTIES?

MR. CLARK I AM NOT QUITE SURE.

DISCUSSION

(DOESN'T APPEAR TO BE ANY SIDEWALKS)

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

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MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY

