

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MAY 25, 2023 WAS CALLED TO ORDER AT 6:00 PM AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: SWATI KOTHARI, ESQ. – SUBSTITUTE FOR BOARD SOLICITOR
JEFF HANSON, PE, CME – BOARD ENGINEER

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MS. JANINE HAGEN
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH

MEMBERS ABSENT:

MS. JOY JACKSON
MR. JOE VANDERGRIFT

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-23-5, BAUTISTA/RAMOS, BLOCK 299.01, LOT 11. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON WHO ABSTAINED. MOTION CARRIED.

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-23-6, OPEN DOOR FELLOWSHIP, INC., BLOCK 142, LOT 1. MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. HAGEN. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON WHO ABSTAINED. MOTION CARRIED.

APPLICATION JLUB-23-3
HERITTA OKORA
A & H AFRICAN AND JAMAICAN RESTAURANT
577 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 58.05
CHANGE IN USE
PRESENTLY RESTAURANT – TO ADD CATERING AND BANQUET HALL

HERITTA OKORA – APPLICANT
ALETA SHANK – TRANSLATOR FOR APPLICANT
SWORN IN

JEFF HANSON – BOARD ENGINEER
SWORN IN

DISCUSSION ON THE AMOUNT OF UNPAID TAXES (\$83.28) LANDLORDS RESPONSIBILITY

MAYOR ROACH MADE THE MOTION TO HEAR THE APPLICATION. MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

BOARD ENGINEER GIVES OVERVIEW OF APPLICATION
TO EXPAND THE EXISTING RESTAURANT TO INCLUDE CATERING & BANQUET HALL USES

BOARD ENGINEER STATING WE NEED TO DISCUSS THAT BANQUET HALLS AND CATERING USES AREN'T SPECIFICALLY PERMITTED, WE NEED A DETERMINATION FROM THE BOARD TO DETERMINE IF AN USE VARIANCE IS NECESSARY FIRST OR IF YOU FIND THE USES TO BE CONSISTENT WITH WHAT IS PERMITTED IN THE B1 ZONE, WHICH ARE VERY SIMILAR USES. THE BOARD NEEDS TO TAKE A VOTE TO DETERMINE IF THE USE VARIANCE IS NECESSARY.

MAYOR ROACH MADE THE MOTION THAT IT IS A PERMITTED USE IN THE B1 ZONE. MOTION SECONDED BY MR. DAWSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT
(DAYS AND HOURS OF OPERATION, NUMBER OF EMPLOYEES, BANQUET/CATERING USE, NUMBER OF SEATS IN THE RESTAURANT IS 125, EVENTS USUALLY ON WEEKENDS, PARKING)

DISCUSSION THAT A PARKING VARIANCE WILL BE REQUIRED IF 125 SEATS AND WITH THE OTHER USES THERE.

BOARD ENGINEER STATING WAS A VARIANCE ADVERTISED FOR?
BOARD SECRETARY STATING NO.
BOARD ENGINEER STATING THEY WILL HAVE TO COME BACK FOR A VARIANCE.

BOARD ENGINEER EXPLAINING PARKING REQUIREMENTS WITH SEATING, EMPLOYEES AND OTHER USES.

APPLICANT STATING THERE IS PARKING IN THE BACK.
BOARD ENGINEER STATING THERE IS NOT ENOUGH SPACES ON YOUR SITE.

BOARD ENGINEER STATING I THINK WE SHOULD ADJOURN THIS TO NEXT MONTH

BRIEF DISCUSSION
APPLICANT STATING SHE WILL REDUCE SEATS TO 50.

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT
(HEALTH APPROVAL, TRASH, SIGNAGE, SECURITY, POT HOLES, ONE CONDITION OF ANY APPROVAL IS TO UPDATE MERCANTILE)

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

BOARD SOLICITOR SUMS UP APPLICATION

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

APPLICATION JLUB-23-7
LIFE STEPS, LLC
614 S. WHITE HORSE PIKE
BLOCK 146, LOT 14.02
CHANGE IN USE
W/BULK VARIANCES
VACANT TO ADULT DAY CARE

BRIAN LOZUKE, ESQ. – ATTORNEY FOR APPLICANT

ASHIER RESPES – APPLICANT
JOSEPH MANCINI – APPLICANTS ENGINEER
SWORN IN

MR. LOZUKE GIVES OVERVIEW OF APPLICATION

MR. MANCINI – APPLICANTS ENGINEER
GOES OVER APPLICATION
(PARKING, B2 ZONE, NO SUBSTANTIAL CHANGES TO SITE, NIGHT LIGHT TEST, TRASH)

DISCUSSION ON EASEMENT AMENDMENT

BOARD ENGINEER GOES OVER HIS REVIEW LETTER (BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, APPLICANT AND HIS PROFESSIONALS AND BOARD MEMBERS),
(CLIENT'S WILL BE DROPPED OFF BY FAMILY/FRIENDS OR SERVICE VAN, PARKING, DELIVERIES, TRASH, FOOD PREPS, SIGNAGE, CO, THERE IS NO LICENSE THROUGH THE STATE BUT INSPECTIONS ARE DONE OF THE FACILITY PERIODICALLY, SECURITY, DIRECTIONAL ARROWS WILL BE INSTALLED, NUMBER OF VANS (2).

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

BOARD SOLICITOR SUMS UP APPLICATION

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

APPLICATION JLUB-23-8
JASEN'S FURNITURE GALLERY, LLC
JASEN SCHULES
307 N. WHITE HORSE PIKE
BLOCK 111, LOT 9
CHANGE IN USE
VACANT TO FURNITURE STORE

LAWRENCE LUNOGO, ESQ. – ATTORNEY FOR APPLICANT

JASON SCHULES – APPLICANT
SWORN IN

MR. LUNOGO – GIVES OVERVIEW OF APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT, HIS ATTORNEY AND BOARD ENGINEER (HOW HE CLEANS AND PREPARES FURNITURE FOR SALE, SHOWROOM, NO CHEMICALS, OFFICE SPACE, HOURS OF OPERATIONS, NUMBER OF EMPLOYEES, TRASH, PARKING, SIGNAGE, SECURITY, DELIVERIES AND CUSTOMER PICK UP, DRIVEWAY STRIPPING AND SIGNAGE FOR ONE WAY, PORTION OF ROOF NEEDS REPAIRING, LANDSCAPING, CO, MERCANTILE LICENSE)

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

BOARD SOLICITOR SUMS UP APPLICATION.

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

APPLICATION JLUB-23-10
ARCR HOME BUILDERS
101 W. SCOTT AVENUE NOW 21 E. ELM AVENUE
BLOCK 119, LOT 7
SIDEWALK WAIVER

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

RYAN CLARK – APPLICANT
SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY (DESCRIPTION OF PROPERTY/HOUSE, EXHIBIT A1 THROUGH A6 SUBMITTED AND DESCRIPTION THROUGH TESTIMONY OF MR. CLARK)

DISCUSSION

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

BOARD SOLICITOR SUMS UP APPLICATION

DISCUSSION ON ORDINANCE FOR SIDEWALKS ON NEW CONSTRUCTION

TO DO THE SIDEWALKS ON ELM AVENUE ALONG WITH THE ADA RAMP AND WAIVER ALONG SCOTT AVENUE

BOARD SOLICITOR STATING THE BOARD NEEDS TO VOTE IF THEY ARE APPROVING THE SIDEWALK WAIVER FOR SCOTT AVENUE.

MR. WELLS OPENED THE MEETING BACK UP TO THE PUBLIC AND NO ONE STEPPED FORWARD.

MR. WELLS ENTERTAINED FOR A MOTION. MAYOR ROACH MADE THE MOTION TO APPROVE THE WAIVER ALONG SCOTT AVENUE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-23-11
SINGH CONVENIENCE STORE, INC.
SATINDER P. SINGH
300 S. WHITE HORSE PIKE
BLOCK 146, LOT 1
USE VARIANCE TO ALLOW THIRD BUSINESS OF U-HAUL TRUCK RENTALS
AND BULK VARIANCE

MAYOR ROACH AND COUNCILWOMAN HESS CAN NOT PARTICIPATE AND LEAVE THE ROOM

DAVID PATTERSON, ESQ. – ATTORNEY FOR APPLICANT

PHILLIP SARTORIO – APPLICANTS PLANNER
SATINDER P. SINGH – APPLICANT
SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY

QUESTION AND ANSWER SESSION BETWEEN APPLICANT'S PLANNER AND ATTORNEY
(POSITIVE AND NEGATIVE CRITERIA, VARIANCE)

MR. SARTORIO GIVES OVERVIEW OF APPLICATION
(3) TRUCKS AND PROPOSED PARKING FOR THESE TRUCKS, SIZE OF TRUCKS)

MR. WELLS STATING YOU ARE PROPOSING TO PUT A MAXIMUM OF (3) U-HAUL VEHICLES ON THE NORTHERN END OF THE PROPERTY WITH THE LENGTH OF THE VEHICLE BEING 22 ½ FEET ROUGHLY, THAT WOULD STICK OUT FURTHER THAN THE PARKING STALLS, HOW COME THIS IS THE BEST LOCATION THAT YOU PICKED?

MR. SATRORIO STATING THE PARKING SPOTS ARE THERE, WHAT WE ARE DOING IS USING FEWER SPOTS.

AFTER MUCH DISCUSSION IT WAS DETERMINED THAT A MUCH BETTER LOCATION WOULD BE (1) VEHICLE ON THE RIGHT SIDE OF THE CONVENIENCE STORE AND (2) VEHICLES ON THE LEFT SIDE OF THE CONVENIENCE STORE.

MR. WELLS STATING ARE YOU ADDING ANY ADDITIONAL SIGNAGE TO THE BUILDING FOR THE U-HAUL
MR. PATTERSON STATING IT WOULD JUST BE IN THE WINDOW OF THE CONVENIENCE STORE.

BOARD MEMBERS HAD NO FURTHER QUESTIONS

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

BRIEF DISCUSSION ON BULK VARIANCES

BOARD SOLICITOR SUMS UP APPLICATION (USE VARIANCE)

THE SUGGESTION THAT HAS BEEN PRESENTED IS INSTEAD OF HAVING ALL (3) VEHICLES ON ONE CORNER OF THE LOT, THERE HAS BEEN RECOMMENDATION TO HAVE (1) ON THE NORTH SIDE AND (2) ON THE WHITE HORSE PIKE SIDE. SIGNAGE WILL ONLY BE IN THE CONVENIENCE STORE WINDOW. THE USE VARIANCE IS CONDITIONED ON A SIGN STATING NO LEFT TURN.

MR. WELLS ENTERTAINED FOR A MOTION ON THE USE VARIANCE. MR. DAWSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS (6) YES VOTES AND (1) NO VOTE. MOTION CARRIED.

MR. WELLS OPENED THE MEETING TO THE PUBLIC ON THE BULK VARIANCE AND NO ONE STEPPED FORWARD

BOARD SOLICITOR SUMS UP APPLICATION (BULK VARIANCE)

MR. WELLS ENTERTAINED FOR A MOTION ON THE BULK VARIANCES. MR. DAWSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. HAGEN. ROLL CALL WAS (6) YES VOTES AND (1) NO VOTE. MOTION CARRIED.

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY

