

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, FEBRUARY 23, 2023 WAS CALLED TO ORDER AT 6:00 PM AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: SWATI KOTHARI ESQ. – BOARD SOLICITOR

MEMBERS PRESENT:

MAYOR RICH ROACH

COUNCILWOMAN LINDA HESS

MR. CRAIG WELLS

MS. JOY JACKSON

MS. JANINE MASCIULLI

MR. JERMAINE JACKSON

MS. NANCY DIDOMENICO

MS. HEATHER PROTICH

MR. JOE VANDERGRIFF

MEMBERS ABSENT:

MR. HOWARD DAWSON

MS. PAT STRIPPOLI

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION ZONING REPORT 2022. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. MASCIULLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-23-1, LINDENWOLD EMPIRE, LLC. BLOCK 154, LOTS 1.01 & 4.01. MR. JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

#### NEW BUSINESS

APPLICATION JLUB-23-2

KERRI BELL

234 W. LINDEN AVENUE

BLOCK 117, LOT 6

USE VARIANCE

TO KEEP AS A DUPLEX IN A R1 ZONE

(SINGLE FAMILY DETACHED RESIDENTIAL)

MAYOR ROACH AND COUNCILWOMAN HESS RECLUSE THEMSELVES

TALBOT KRAMER, ESQ. – ATTORNEY FOR APPLICANT

MR. KRAMER GIVES OVERVIEW OF APPLICATION

KERRI BELL  
JAMES BELL  
SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND APPLICANT'S ATTORNEY  
(BROUGHT HOUSE IN 2005, WAS A DUPLEX, WAS A TENANT PRIOR TO PURCHASING, SEPARATE BILL FOR GAS AND ELECTRIC, THE PREVIOUS OWNER PAID THE WATER, INSPECTIONS FOR TENANTS AND ANNUAL INSPECTION, VIOLATIONS RECEIVED, WHEN PUTTING UP FOR SALE WE WERE ADVISED IT WAS NOT ZONED AS A DUPLEX, CANNOT BE USED AS A SINGLE FAMILY AS IT IS TWO SEPARATE UNITS, SEPARATE ENTRANCES)

BOARD SOLICITOR ASKING MS. BELL ABOUT VIOLATIONS, APPROXIMATELY WHICH YEAR WERE THOSE VIOLATIONS THAT COUNCIL ASKED YOU ABOUT.

MS. BELL STATING I DON'T KNOW THE EXACT YEAR BUT DO REMEMBER IT WAS SOME PAINTING ON THE OUTSIDE THAT HAD TO BE DONE. (COULD NOT HEAR OTHER COMMENT BY MS. BELL IN REGARDS TO THE VIOLATION RECEIVED)

BOARD SOLICITOR STATING DID YOU SATISFY THOSE VIOLATIONS?

MS. BELL STATING YES.

BOARD MEMBERS HAD NO QUESTIONS

BRIEF QUESTION AND ANSWER SESSION BETWEEN MR. BELL AND APPLICANT'S ATTORNEY

MR. CRAIG STATING DO YOU HAVE ADEQUATE OFF STREET PARKING FOR (2) TENANTS.

MS. BELL STATING YES

MR. CRAIG STATING IN GOOD CONDITION?

MR. BELL STATING YES

MS. BELL STATING (3) CARS FIT IN THAT DRIVEWAY

MR. KRAMER PRESENTED A PHOTO FROM GOOGLE MAP EARTH SHOWING THE SMALL PARKING LOT

DISCUSSION OF PARKING CONDITION

BOARD MEMBERS HAD NO MORE QUESTIONS

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

BOARD SOLICITOR SUMS UP APPLICATION WITH DRIVEWAY CONDITION

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

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

NANCY DIDOMENICO  
BOARD SECRETARY