

THE REORGANIZATION MEETING FOLLOWED BY THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JANUARY 26, 2023 WAS CALLED TO ORDER AT 6:00 PM AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

REORGANIZATION MEETING

SWEARING IN MEMBERS:

COUNCILWOMAN LINDA HESS
CRAIG WELLS
HEATHER PROTICH

PRESENT: JEFF HANSON, PE, CME – BOARD ENGINEER
KATHLEEN MCGILL GASKILL, ESQ. – BOARD SOLICITOR

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MS. JOY JACKSON
MS. JANINE MASCIULLI
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MR. HEATHER PROTICH
MR. JOE VANDERGRIFF

MEMBERS ABSENT:

NANCY DIDOMENICO

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO ACCEPT THE NOMINATION OF KATHLEEN MCGILL GASKILL, ESQ. FOR BOARD SOLICITOR AS RECOMMENDED BY MAYOR AND COUNCIL. MAYOR ROACH MADE THE MOTION TO ACCEPT, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO ACCEPT THE NOMINATION OF ENVIRONMENTAL RESOLUTIONS, INC. FOR BOARD ENGINEER AS RECOMMENDED BY MAYOR AND COUNCIL. MAYOR ROACH MADE THE MOTION TO ACCEPT, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION FOR NOMINATIONS FOR CHAIRPERSON. MAYOR ROACH MADE A MOTION TO NOMINATE JOE VANDERGRIFF, MOTION SECONDED BY MS. MASCIULLI. NO OTHER NOMINATIONS WERE MADE. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION FOR VICE CHAIRPERSON. MR. DAWSON MADE A MOTION TO NOMINATE CRAIG WELLS, MOTION SECONDED BY COUNCILWOMAN HESS. NO OTHER NOMINATIONS WERE MADE. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION FOR SECRETARY. COUNCILWOMAN HESS MADE A MOTION TO NOMINATE NANCY DIDOMENICO, MOTION SECONDED BY MS. MASCIULLI. NO OTHER NOMINATIONS WERE MADE. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE MEETING DATES, TIME AND LOCATION FOR 2023. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

REGULAR MEETING

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM DECEMBER 22, 2022. MR. JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. MASCIULLI WHO ABSTAINED. MOTION CARRIED.

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

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-10A, JOHN & GUS VANORE D/B/A RITA'S WATER ICE, BLOCK 240, LOT 1.02. MR. JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. MASCIULLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-17, GROW IN GRACE MINISTRIES, BLOCK 240, LOT 33. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. MASCIULLI WHO ABSTAINED. MOTION CARRIED.

APPLICATION JLUB-23-1
LINDENWOLD EMPIRE, LLC
701 WHITE HORSE PIKE
BLOCK 154, LOTS 1.01 & 4.01
MAJOR SITE PLAN (PRELIMINARY & FINAL)
W/VARIANCES
TO BUILD A POPEYE'S

DUNCAN PRIME, ESQ. – ATTORNEY FOR APPLICANT

MR. PRIME GIVES OVERVIEW OF APPLICATION

BRIAN ATKINS - CIVIL ENGINEER AND PROFESSIONAL PLANNER
NATHAN MOSLEY – TRAFFIC ENGINEER
SWORN IN

JEFF HANSON – BOARD ENGINEER
SWORN IN

MR. ATKINS – GIVES OVERVIEW
(LOCATION OF PROPERTY, A1 AERIAL EXHIBIT, A2 L SHAPE LOT, 2 DRIVEWAYS ON OAK AVENUE AND A SMALL PASS TO HOLLY STREET, A3 PROPOSED SITE PLAN WHICH IS A POPEYE'S BUILDING 3,030 SQUARE FEET, 36 SEATS INSIDE, NO OUTDOOR SEATING, REMOVE EXISTING PAVING, REDUCTION OF IMPERVIOUS COVERAGE, DRIVE THROUGH, EXISTING STORM WATER PIPE, NO NEW PROPOSED)

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY AND ENGINEER
(LANDSCAPING, BOLLARDS IN THE AREA OF HOLLY STREET TO PREVENT DRIVING THROUGH)

MR. ATKINS – BACK TO HIS OVERVIEW
(A4 RENDERING OF BUILDING FOR THIS LOCATION, NEWER PHOTO TYPE, SIGNAGE AND VARIANCES REQUESTED, A5 ELEVATION OF BUILDING, A6 SIGNAGE PLAN)

MR. VANDERGRIFT STATING WILL THERE BE ENTRANCE AND EXIT SIGNS ON THE WHITE HORSE PIKE SIDE.

MR. ATKINS STATING THERE WILL BE NO LEFT HAND TURNS ON TO ROUTE 30

MR. VANDERGRIFT STATING ON THE TALL SIGN, THERE WILL NEVER BE ANYTHING BELOW THAT CAN BLOCK VISION.

MR. ATKINS STATING NO

MR. MOSLEY SHARES FINDINGS OF TRAFFIC AND SAFETY STAND POINT
(TRAFFIC ENGINEERING ASSESSMENT REPORT DATED JANUARY 9, 2023, PERMIT HAS BEEN SUBMITTED
TO NJ DOT AND IS UNDER REVIEW, DESCRIPTION OF AREA, NO LEFT TURN ACCESS ON ROUTE 30, FULL
MOVEMENT ACCESS OUT TO OAK STREET, TRAFFIC COUNTS, PEAK HOURS, ONSITE CIRCULATION)

BOARD ENGINEER GOING THROUGH HIS REVIEW LETTER

BOARD MEMBERS HAD NO QUESTIONS

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

BOARD SOLICITOR SUMS UP APPLICATION, WITH VARIANCES AND CONDITIONS.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION, MAYOR ROACH MADE THE MOTION TO APPROVE,
MOTION SECONDED BY MR. JACKSON. 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