

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, APRIL 27, 2023 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
MS. JANINE HAGEN
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO

MEMBERS ABSENT:

MR. HOWARD DAWSON
MS. HEATHER PROTICH
MR. JOE VANDERGRIFT

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM JANUARY 26, 2023. MR. JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM FEBRUARY 23, 2023. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM MARCH 23, 2023. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-23-4, MEXICO LINDO MEXICAN MARKET, BLOCK 240, LOT 58.05. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. HAGEN. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-23-5
LUIS A. BAUTISTA
NDREMI RAMOS
2111 S. WHITE HORSE PIKE
BLOCK 299.01, LOT 11
CHANGE IN USE
VACANT TO FLOWER SHOP

ALEJANDRO ROMAN-FLORES – TRANSLATOR FOR APPLICANT
APPLICANTS
BOARD ENGINEER
ALL SWORN IN

BOARD ENGINEER GIVES OVERVIEW OF HIS REVIEW LETTER

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANTS THROUGH THEIR TRANSLATOR

(DESCRIPTION OF BUSINESS, NUMBER OF EMPLOYEES, HOURS AND DAYS OF OPERATION, TRASH, RECYCLING, PARKING TO BE IN REAR OF BUILDING WITH SIGNAGE, HANDICAP PARKING, BUSINESS SIGNAGE, PERMITS REQUIRED, SECURITY SYSTEM)

BOARD SOLICITOR ASKING ABOUT THE ADA, IN BACK ON STONE OR CAN THAT BE IN THE FRONT?

BRIEF DISCUSSION – DETERMINED TO BE IN THE FRONT ON RIGHT SIDE

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 COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-23-6
OPEN DOOR FELLOWSHIP, INC.
101 E. ELM AVENUE
BLOCK 142, LOT 1
MAJOR SITE PLAN (PRELIMINARY AND FINAL)
W/SIDEWALK AND CURB WAIVER AND VARIANCES
TO MAKE A CHURCH

EDWARD PAUL, ESQ. – ATTORNEY FOR APPLICANT

PASTOR DERRECK HENRY – APPLICANT
CHARLES ADAMS – ARCHITECT FOR APPLICANT
CHAD GAULRAPP – ENGINEER FOR APPLICANT
SWORN IN

PASTOR HENRY GIVES TESTIMONY ON
(HIS BACKGROUND AND HIS FAMILIES, PEOPLE IN HIS CONGREGATION, HIS INVOLVEMENT IN THE COMMUNITY)

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY.
(PRIOR USE OF PROPERTY, CONCEPT REVIEW MEETING, DRAINAGE SYSTEM, LANDSCAPING, NO KNOWLEDGE OF ENVIRONMENTAL ISSUES, REQUESTING WAIVER OF TRAFFIC STUDY, NUMBER OF PARISHIONERS, ONLINE HAS GROWN SINCE COVID, TIME OF SERVICES, NUMBER OF EMPLOYEES, PARKING, SIDEWALKS, TREE REMOVAL, SIGNAGE, DELIVERIES, TRASH, NO COOKING, NO DEED

RESTRICTIONS, SECURITY SYSTEM, LIGHTING, FIRE MARSHALLS REPORT, COUNSELING ON TUESDAY & THURSDAY AT NIGHT, AT THE PRESENT TIME IT IS ONLINE SINCE COVID)

APPLICANTS ENGINEER

(GIVES OVERVIEW OF APPLICATION, NO EXPANSIONS, SINGLE ENTRANCE, UNMAINTAINED UNMARKED PARKING AREA WHICH IS THE GRAVEL AREA TO CONVERT THAT INTO A HORSESHOE SHAPE ONE-WAY DRIVE ISLE, NUMBER OF PARKING SPACES, RAMP, LIGHTING PLAN, STORM WATER MANAGEMENT, STORM WATER BASIN, PROPOSED FENCE, LANDSCAPING, VARIANCES)

BRIEF DISCUSSION ON SIDEWALKS

(WILL BE INSTALLED ON THE PROPERTY LINE FRONTING ELM STREET AND WALKWAY TO ENTRANCE, WAIVER WILL NO LONGER BE REQUIRED)

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER

DISCUSSION BETWEEN BOARD ENGINEER, APPLICANT'S ENGINEER AND ARCHITECT
(ITEMS TO BE PROVIDED)

APPLICANTS ARCHITECT GIVES OVERVIEW OF APPLICATION

MAYOR ROACH STATING IN REGARDS TO ON STREET PARKING, THERE WON'T BE ANY ON STREET PARKING?

PASTOR HENRY STATING NO, YOU HAVE MY WORD.

MAYOR ROACH STATING WHAT ABOUT THE MUSIC, IS IT GOING TO BE REALLY LOUD?

PASTOR HENRY STATING THE MUSIC SHOULDN'T DISTURB THE NEIGHBORHOOD.

MAYOR ROACH STATING WERE YOU THE OWNER WHEN THE TREES WERE REMOVED ON THE BOROUGH PROPERTY? ARE YOU PLANNING TO PUT PLANTINGS THERE?

PASTOR HENRY STATING YES

DISCUSSION ON LOCATION OF TREES REMOVED

MR. WELLS OPENED THE MEETING TO THE PUBLIC AND THE FOLLOWING STEPPED FORWARD IN SUPPORT OF THE APPLICATION.

DIANA RAMBOW

GEORGE IULICCI

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.

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

MEETING ADJOURNED.

NANCY DIDOMENICO

BOARD SECRETARY

