

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JULY 23, 2020 WAS CALLED TO ORDER AT 6:00 P.M. AT THE LINDENWOLD BOROUGH HALL. THIS MEETING WAS BY PHONE CONFERENCE DUE TO THE CORONA VIRUS.

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
MR. JOE VANDERGRIFT
MS. KATHY FITZPATRICK
MS. PAT STRIPPOLI
MS. NANCY DIDOMENICO
MR. WALT LENKOWSKI

MEMBERS ABSENT:

MS. JOY JACKSON
MR. HOWARD DAWSON

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM MAY 28, 2020. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-20-5
DAVE GIFFIN / ALL OCCASIONS LIMO SERVICE
BLOCK 168, LOT 6
USE VARIANCE
TO USE AS PARKING LOT

BOARD SOLICITOR STATING SINCE THIS IS AN USE VARIANCE, MAYOR ROACH AND COUNCILWOMAN HESS HAVE TO RECLUSE THEMSELVES FROM HEARING THIS APPLICATION BECAUSE IF YOUR APPLICATION IS DENIED AND YOU WANTED TO APPEAL IT. YOU COULD GO TO TOWN COUNCIL FOR THAT APPEAL. SO THEY CANNOT PARTICIPATE IN THIS HEARING. THAT IS MANDATORY BY STATUE. AN USE VARIANCE IS A VERY DIFFICULT APPLICATION BECAUSE IT'S GOING AGAINST WHAT THE PERMITTED USES WERE AS SET FORTH IN THE ORDINANCES. YOU WOULD HAVE TO GET A SUPER MAJORITY, WHICH IN A COMBINED LAND USE BOARD IS 6 MEMBERS. IT'S TWO THIRDS OF THE TOTAL MEMBERSHIP, OUR BOARD IS A (9) MEMBER BOARD. YOU WOULD HAVE TO HAVE (6) PEOPLE VOTE AFFIRMATIVELY FOR

YOUR APPLICATION. THERE ARE (6) MEMBERS OF THE BOARD HERE TONIGHT. DO YOU WANT TO PROCEED WITH JUST (6) MEMBERS.

MR. GIFFIN STATING I AM FINE WITH IT

MR. GIFFIN GIVING OVERVIEW OF HIS APPLICATION

(DOESN'T OWN LAND YET, I AM TRYING TO PUT A PARKING LOT IN FOR MY BUSINESS, SCHOOL BUS SERVICE, ALL MINIVANS, (40) VEHICLES, CURRENTLY HAVE (20) AND GROWING, LOOKING TO RUN A NICE CLEAN BUSINESS, NICE PARKING LOT, ASPHALT, LINES, LIGHTS)

QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR, BOARD MEMBERS AND APPLICANT (APPLICANT IS UNDER CONTRACT WITH THE PROPERTY, ASPHALTING, LINES, FENCING, LIGHTS, LANDSCAPING, LOTS ARE ABOUT (2) ACRES, OFFICE CURRENTLY IN HI NELLA, THEY ARE NOT LIMOUSINES OR SCHOOL BUSES THEY ARE MINI VANS, TRANSPORTATION SERVICE IS FOR SCHOOL TRANSPORTATION, NO BUILDINGS ON THE PROPERTY RIGHT NOW, VEHICLES WILL ENTER AND EXIT PREFERABLY THROUGH COLUMBIA AVENUE, APPLICANT ALSO HAS INTEREST IN THE OTHER PROPERTY THAT IS FOR SALE DOWN THE ROAD TO PUT A BUILDING ON, DESCRIPTION OF NEIGHBORING PROPERTIES, SIDEWALKS AND CURBING, VEHICLES ARE CURRENTLY PARKED IN STRATFORD, SECURITY SYSTEM, HOURS OF OPERATION, NUMBER OF EMPLOYEES, EMPLOYEES CARS ARE PARKED THERE WHEN OUT ON RUNS, SOME DRIVERS DO TAKE THE VANS HOME, IF APPLICATION IS GRANTED, NEXT STEP IF APPROVED BEFORE APPLICANT BECOMES OPERATIONAL ON THIS PROPERTY A SITE PLAN REVIEW AND APPROVAL, APPLICANT STATING THE POSITIVE OF THIS WILL BE A NICE PROFESSIONAL BUSINESS ON THAT CORNER COULD ONLY HELP THE NEIGHBORHOOD, GIVE IT A BETTER LOOK, IT WOULDN'T IMPACT THE NEIGHBORS, LOOKING TO EXPAND, MAJORITY OF WORK IS IN LINDENWOLD)

MR. LENKOWSKI OPENED THE MEETING TO THE PUBLIC, NO PUBLIC SPOKE IN REGARDS TO THIS APPLICATION.

BOARD SOLICITOR SUMS UP APPLICATION

MR. LENKOWSKI ENTERTAINED FOR A MOTION, MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. VANDERGRIFF. ROLL CALL WAS (3) YES, (3) NO. MOTION DENIED.

MR. LENKOWSKI OPENED THE MEETING TO THE PUBLIC AND NO ONE SPOKE

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY