

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, FEBRUARY 22, 2024 AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: KATHLEEN MCGILL-GASKILL ESQ.-BOARD SOLICITOR

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MR. HOWARD DAWSON
MR. KEITH POLIFRONE
MS. HEATHER PROTICH
MS. MEGAN POLIFRONE
MR. JOE VANDERGRIFT

MEMBERS ABSENT:

MS. JOY JACKSON
MS. JANINE HAGEN
MS. PAT STRIPPOLI

MR. VANDERGRIFT ENTERTAINED A MOTION TO APPROVE MINUTES FROM JANUARY 25, 2024. MR. DAWSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION ZONING REPORT 2023. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

NEW BUSINESS:

APPLICATION JLUB-24-1
DELTA HOUSING ENTERPRISES, LLC.
901 EAST GIBBSBORO ROAD
BLOCK 244, LOT 5.03
MINOR SITE PLAN WAIVER
CHANGE OF USE

MICHAEL F. FLOYD, ESQ. - ATTORNEY FOR APPLICANT

MARIE VALERIE BRAMANTE-APPLICANT
CHRISTIAN ROACHE-APPLICANTS ENGINEER
SWORN IN

ANTHONY LOPEZ –ALTERNATE BOARD ENGINEER
SWORN IN

AERIAL PHOTO OF PROPERTY EXHIBIT A-1

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY AND APPLICANTS ENGINEER
(APPROXIMATELY 2 ACRES, SINGLE STORY BUILDING, FORMER MEDICAL SUPPLY STORAGE FACILITY,
WILL CONVERT TO FURNITURE STORAGE FACILITY)

QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY AND APPLICANT
(MS. BRAMANTE IS ACTING MANAGER, FURNITURE IMPORTING CO, IMPORT INDOOR/OUTDOOR
FURNITURE, WHOLESALE TO OTHER STORES. NO RETAIL AT THIS LOCATION, OVERSTOCK WAREHOUSE
ONLY, HOURS OF OPERATION 10-5 PM 3 DAYS PER WEEK, 1-2 EMPLOYEES, MORE THAN PLENTY OF
PARKING, WOULD LIKE A DUMPSTER, WILL ADDRESS THE DRIVEWAY AND POTHOLES

BOARD ENGINEER GIVES OVERVIEW OF HIS REVIEW LETTER.

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT CONFIRMING WHAT
WAS DISCUSSED ABOVE BETWEEN APPLICANT, APPLICANT’S ATTORNEY AND APPLICANTS ENGINEER

MR. FLOYD STATING NO SIGNAGE PROPOSED AT THIS TIME.

MAYOR ROACH ASKS IF TRUCKS WILL BE STORED OVERNIGHT. APPLICANT SAYS NO

MR. VANDERGRIFT ASKS IF THE DUMPSTER WILL BE SCREENED IN AND WILL YOU GENERATE A LOT OF
CARDBOARD? APPLICANT SAYS YES DUMPSTER WILL BE COVERED AND NO THEY DO NOT GENERATE A
LOT OF CARDBOARD.

MR. DAWSON STATING IF THE SECURITY AND CAMERAS WILL GO THROUGH LINDENWOLD POLICE
DEPARTMENT AND APPLICATE SAYS YES. MAYOR ROACH REQUESTS THAT THEY DO RUN SECURITY BY
THE POLICE DEPARTMENT.

MR. WELLS STATING IF THEY WILL ASSEMBLE FURNITURE AT THIS LOCATION AND APPLICATE STATES
NO.

MAYOR ROACH STATING IF APPLICANT IS AWARE OF NEW PRESCHOOL BEING BUILT AND APPLICANT
SAYS YES.

BOARD SOLICITOR SUMS UP APPLICATION

BOARD MEMBERS HAD NO MORE QUESTIONS

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

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

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

MEETING ADJOURNED

KATHLEEN LYND
BOARD SECRETARY