

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, SEPTEMBER 24, 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. JOY JACKSON
MS. KATHY FITZPATRICK
MS. NANCY DIDOMENICO
MR. WALT LENKOWSKI

MEMBERS ABSENT:

MS. PAT STRIPPOLI
MR. HOWARD DAWSON

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM AUGUST 27, 2020. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. MOTION WAS UNANIMOUS. MOTION CARRIED.

BOARD SOLICITOR STATING WE ARE AMENDING THE AGENDA FOR THE BOARD TO AUTHORIZED A REVISED RESOLUTION FOR WHICH WAS PREPARED IN APRIL FOR SUNSATIONAL LANDSCAPING, APPLICATION 20-4 AND STATING REASONS FOR REVISION.

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE REVISION ON SAID RESOLUTION. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. MOTION WAS UNANIMOUS WITH THE EXCEPTION OF MAYOR ROACH AND COUNCILWOMAN HESS WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-20-6
INTERNATIONAL WELDING TECHNOLOGIES, INC.
2650 EGG HARBOR ROAD
BLOCK 271, LOT 1
MAJOR SITE PLAN
PRELIMINARY & FINAL TO CONSTRUCT A 3,000 SQUARE FOOT ADDITION AND A 1,920 SQUARE FOOT POLE BARN

DAVE PATTERSON, ESQ. – ATTORNEY FOR APPLICANT

NEIL WILKINSON – APPLICANT

BRIAN PETERMAN – ENGINEER FOR APPLICANT

BOTH SWORN IN

JEFF HANSON – BOARD ENGINEER SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY

(FAMILY BUSINESS, TYPE OF BUSINESS, MAJORITY OF WORK IS DONE INSIDE THE BUILDING, AT THIS LOCATION SINCE 2008, NUMBER OF EMPLOYEES, HOURS OF OPERATION, TYPE OF VEHICLES USED, DELIVERIES AND TYPE OF TRUCKS USED, NO CUSTOMERS ON SITE, REASON FOR EXPANSION, HANDICAP PARKING)

MR. PETERMAN GIVES OVERVIEW OF APPLICATION AND WAIVERS REQUESTED

BOARD ENGINEER GOING THROUGH SOME ITEMS

(LIGHTING, COVENANT & DEED RESTRICTIONS TO BE ADDED TO PLAN, COUNTY LETTER OF NO INTEREST, ARCHITECTURAL PLANS PRIOR TO BUILDING PERMITS, HEIGHT OF BUILDING, SIDEWALK)

MR. WELLS STATING ARE YOU GOING TO BE ADDING A SECURITY SYSTEM FOR THE NEW BUILDING

MR. WILKINSON STATING WE HAVE (4) SECURITY CAMERAS, WE WILL HAVE TO MOVE THEM TO REPOSITION

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. LENKOWSKI ENTERTAINS FOR A MOTION. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-20-7

MOHAMMED R. KARIM

103 A BLACKWOOD-CLEMENTON ROAD

BLOCK 240, LOT 28.01

CHANGE IN USE

EMPTY UNIT TO PIZZERIA

BOARD ENGINEER SUMMARIZES APPLICATIONS

MOHAMMED KARIM – APPLICANT

VAUGH ALEXANIAN – OWNER OF PROPERTY

BOTH SWORN IN

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT

(HOURS OF OPERATION, DUE TO COVID WILL NOT BE HAVING TABLES JUST PICK UP & DELIVERY, MAY ADD (2) TABLES IN THE FUTURE, NUMBER OF EMPLOYEES, TRASH, GREASE TRAP, CONTAINERS TO BE RELOCATED TO THE REAR, SIGNAGE, DEBRIS, SECURITY CAMERAS)

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

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR AND OWNER OF PROPERTY (NAME THAT HOLDS TITLE, OWNER IS WILLING TO CLEAN UP SITE & RELOCATE TRASH CONTAINERS)

BOARD SOLICITOR SUMS UP APPLICATION

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

APPLICATION JLUB-20-8
CENTER FOR FAMILY SERVICES
20 N. WHITE HORSE PIKE
BLOCK 121, LOT 5
CHANGE IN USE
EMPTY BUILDING TO OFFICES

JEFFREY DANIELS, ESQ. – ATTORNEY FOR APPLICANT

CHARLES ANSERT – APPLICANT
SWORN IN

BOARD ENGINEER GIVES OVERVIEW OF APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY
(EXPLANATION OF WHAT FAMILY SERVICE IS, HOURS OF OPERATION, NUMBER OF EMPLOYEES, CLIENTS – NO WALK INS, TRASH, ADA COMPLIANCE FOR PARKING, NAME OF CENTER HANDICAP PEOPLE WOULD BE DIRECTED TO, SIGNAGE, SECURITY)

BOARD ENGINEER STATING WE DO HAVE A CONCERN WITH SECURITY AND EXPLAINING WE ARE ASKING ALL OUR BUSINESSES TO COMPLY AND HAVE CLEARANCE BY THE CHIEF OF POLICE

MR. ANSERT STATING YES WE WOULD BE HAPPY TO

BOARD ENGINEER STATING ANOTHER CONCERN IS PEOPLE MAKING LEFT HAND TURNS OUT, WOULD YOU BE WILLING TO PUT UP A “NO LEFT HAND TURN” SIGN COMING OUT OF THE DRIVEWAY

MR. ANSERT STATING YES

BOARD SOLICITOR STATING IS THE DUMPSTER IN AN TRASH ENCLOSURE OR JUST PLACED ON THE SITE
MR. ANSERT STATING IT IS PLACED ON THE SITE, ON THE SIDE REAR

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. LENKOWSKI ENTERTAINS FOR A MOTION. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-20-9
SCOTT ZHANG
659 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 58.03
CHANGE IN USE
VACANT UNIT TO GENERAL HOUSEHOLD PRODUCT RETAIL STORE

ROBERT BORBE, ESQ. – ATTORNEY FOR APPLICANT

SCOTT ZHANG – APPLICANT
SWORN IN

BOARD ENGINEER GIVES OVERVIEW OF APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY
(SQUARE FOOTAGE, HOURS OF OPERATION, NUMBER OF EMPLOYEES, TYPES OF PRODUCTS SOLD,
TRASH & RECYCLING, HANDICAP PARKING SPACES, QUESTION OF CODE ENFORCEMENT)

WAYNE HANS – CODE ENFORCEMENT
SWORN IN

BOARD SOLICITOR STATING WE HAVE HAD SOME TESTIMONY THIS EVENING WITH REGARDS TO
HANDICAP ACCESSIBLE MEASURES ON THIS PROPERTY. HAVE YOU BEEN OUT TO INSPECT THE
PROPERTY IN RECENT MONTHS AND DID YOU MAKE ANY CONCLUSIONS WITH RESPECT TO THE
COMPLIANCE OR NON-COMPLIANCE.

MR. HANS STATING I WAS OUT AT THE PROPERTY AND THEY DID STRIPE AND MARK HANDICAP PARKING
SPOTS ON EACH SIDE OF THE PARKING LOT. AS FAR AS RAMPS, I WOULD HAVE TO GO OUT TO SEE IF
THERE ARE ANY.

BOARD ENGINEER STATING THERE IS A RAMP THERE IN FRONT OF THE MEDICAL PRACTICE. IT DOESN'T
LOOK LIKE IT MEETS ADA.

MR. LENKOWSKI STATING IF YOU GO OUT THERE TO LOOK AT IT, AND YOU WEREN'T HAPPY WITH IT,
HOW MANY DAYS WOULD YOU AGREE TO, TO HAVE THEM FIX THIS RAMP?

MR. HANS STATING IF THEY HAD TO FIX THE RAMP, I WOULD GIVE THEM 30 DAYS.

BOARD SOLICITOR STATING WHAT WE HAVE HERE, IS THAT THE APPLICANT DID INDICATE THAT THE
OWNER OF THIS PROPERTY IS PLANNING ON REPAVING THE AREA MAYBE NEXT YEAR. WHICH IS WELL
OFF. THIS WILL DEPEND ON WHAT YOU FIND WHEN YOU GO OUT THERE.

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

BOARD SOLICITOR SUMS UP APPLICATION

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

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY