

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MAY 24, 2018  
WAS CALLED TO ORDER AT 6:00P.M. 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  
MR. VANDERGRIFF  
MS. JOY JACKSON  
MS. PAT STRIPPOLI  
MS. NANCY DIDOMENICO

MEMBERS ABSENT:

MS. BETH FOSTER  
MS. KATHY FITZPATRICK

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM APRIL 26, 2018. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. VANDERGRIFF; MS. JACKSON, MS. STRIPPOLI AND MS. DIDOMENICO WHO ABSTAINED. MOTION CARRIED.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-18-2, STOPPER, BLOCK 35, LOT 3. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. VANDERGRIFF, MS. JACKSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

#### NEW BUSINESS

APPLICATION JLUB-18-3  
LINDENWOLD BEAUTY SUPPLY  
SORA LEE  
801 BLACKWOOD-CLEMENTON ROAD  
BLOCK 240, LOT 1  
CHANGE IN USE  
EMPTY STORE TO BEAUTY SUPPLY STORE

SORA LEE – APPLICANT  
DAVID LEE – APPLICANT  
JEFF HANSON – BOARD ENGINEER  
SWORN IN

BOARD ENGINEER GIVING SUMMARY OF APPLICANT

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, BOARD SOLICITOR,  
BOARD MEMBERS AND APPLICANT  
(HOURS OF OPERATION, NUMBER OF EMPLOYEES, SIGNAGE, HANDICAP PARKING (BRING  
UP TO ADA CODE) RESTRIPING, SECURITY SYSTEM, DELIVERIES, TRASH)

EXHIBIT A1 – SIGNAGE

MS. STRIPPOLI OPENED THE MEETING TO THE PUBLIC AND NO ONE STEPPED FORWARD

BOARD SOLICITOR SUMS UP APPLICATION

MS. STRIPPOLI ENTERTAINED FOR A MOTION. MR. VANDERGRIFT MADE THE MOTION TO  
APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION  
CARRIED.

APPLICATION JLUB-18-4  
ACM PROPERTIES, LLC  
2111 S. WHITE HORSE PIKE  
BLOCK 299.01, LOT 11  
USE VARIANCE TO PERMIT SINGLE FAMILY RENTAL HOME  
CURRENTLY EMPTY STORE

GUY LANCIANO – APPLICANT AND ATTORNEY FOR THE LLC  
RALPH LANCIANO – APPLICANT  
SWORN IN

BOARD SOLICITOR EXPLAINING WHO IS ELIGIBLE TO VOTE IN REGARDS TO USE  
VARIANCES AND (5) AFFIRMATIVE VOTES ARE NEEDED TO PASS. MAYOR ROACH AND  
COUNCILWOMAN HESS CANNOT VOTE ON USE VARIANCES. SO THERE ARE (5) MEMBERS  
ELIGIBLE TO VOTE, YOU HAVE TO DECIDE IF YOU WANT TO GO FORWARD TONIGHT OR  
TO CONTINUE.

MR. LANCIANO STATING THEY WOULD LIKE TO COME BACK FOR 2111 AND TO PROCEED  
WITH 2169.

APPLICATION JLUB-18-5  
ACM PROPERTIES, LLC  
2169 S. WHITE HORSE PIKE  
BLOCK 299.01, LOT 1  
USE VARIANCE TO PERMIT RENTAL UNIT ALONG WITH BUSINESS USE

MR. LANCIANO GIVING OVERVIEW OF APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR AND BOARD  
MEMBERS AND APPLICANT

BOARD SOLICITOR STATING THE BURDEN OF PROOF IS ON THE APPLICANT, IF YOU CAN  
ESTABLISH THAT THIS USE HAS BEEN IN PLACE AND WAS BEFORE THE ZONING  
ORDINANCE, SO IT WOULD BE A PREEXISTING LEGAL NON-CONFORMING USE. AND THE  
SECOND ITEM IS THAT IT HAS NOT BEEN ABANDONED THROUGH THE YEARS. IF THOSE  
TWO ELEMENTS PROVE SATISFIED THEN YOU QUALIFY. YOU WOULDN'T NEED THE USE  
VARIANCE AT THAT POINT. IF YOU WANT THE USE VARIANCE, TO UTILIZE THE HOUSE  
AND THE BUSINESS AS TWO SEPARATE THINGS, NOT RELATED.

MR. LANCIANO STATING I THINK WE WOULD LIKE TO ADJOURN ON THIS TO GET THE HISTORICAL RECORDS.

MS. STRIPPOLI OPENED THE MEETING TO THE PUBLIC AND NO ONE STEPPED FORWARD FOR APPLICATION JLUB-18-5, 2169 S. WHITE HORSE PIKE.

MR. LANCIANO STATING I DID NOT KNOW THAT THE OWNER OF THE BAR WAS HERE, MAY WE HAVE A BRIEF ADJOURNMENT SO I CAN SPEAK WITH HIM.

MS. STRIPPOLI STATING WE WILL TAKE A FIVE MINUTE RECESS

MS. STRIPPOLI STATING WE ARE BACK ON THE RECORD

MR. LANCIANO STATING AFTER TALKING TO THE MAN WHO OWNS THE BAR NEXT DOOR, WHEN HE BROUGHT THE PROPERTY IN 1982 SHORTLY AFTER THAT IN 1983 IS WHEN THE ELECTRICIAN LIVED IN THE HOUSE AND BEFORE THAT IT WAS A DOCTOR WHO LIVED IN THE HOUSE AND OPERATED A PRACTICE. BEFORE THAT THERE WAS A GENTLEMEN WHO RAISED SILVER FOXES AND LIVED IN THE HOUSE. THIS GENTLEMAN HAS BEEN HERE SINCE THE 40'S.

BOARD SOLICITOR STATING AND HE'S NOT TESTIFYING RIGHT NOW

MR. LANCIANO STATING WE ARE GOING TO ASK HIM TO TESTIFY

BOARD SOLICITOR STATING ARE YOU READY TO PROCEED ON THIS?

MR. LANCIANO STATING WE ARE GOING TO HAVE TO COME BACK AS HE IS NOT COMFORTABLE WITH STEPPING UP HERE TONIGHT.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO CONTINUE THIS APPLICATION TO NEXT MONTH. MR. WELLS MADE THE MOTION TO CONTINUE, MOTION SECONDED BY MR. VANDERGRIFF. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MAYOR ROACH AND COUNCILWOMAN HESS. MOTION CARRIED.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO CONTINUE APPLICATION JLUB-18-4 TO NEXT MONTH. MR. WELLS MADE THE MOTION TO CONTINUE, MOTION SECONDED BY MR. VANDERGRIFF. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MAYOR ROACH AND COUNCILWOMAN HESS. MOTION CARRIED.

#### CORRESPONDENCE

LETTER FROM EDA

BOARD SOLICITOR STATING THIS IS A NOTIFICATION THAT SOMEONE MADE AN APPLICATION FOR WETLANDS INTERPRETATION.

MS. STRIPPOLI OPENED THE MEETING TO THE PUBLIC AND NO ONE STEPPED FORWARD

MEETING ADJOURNED  
NANCY DIDOMENICO  
BOARD SECRETARY