

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, FEBRUARY 23, 2017 WAS CALLED TO ORDER AT 7:00 P.M. AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: – KATE GASKILL, ESQ.
JEFF HANSON, PE, CME

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILMAN RON BURROWS
MR. CRAIG WELLS
MR. JOE VANDERGRIFF
MS. PAT STRIPPOLI
MR. CHRIS RASMUSSEN
MS. KATHY FITZPATRICK
MS. JOY JACKSON
MR. JAMES SAAD
MS. BETH FOSTER (ARRIVED LATE)

MEMBERS ABSENT:

MR. SAAD ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM JANUARY 26, 2017. MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. RASMUSSEN. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. SAAD WHO ABSTAINED. MOTION CARRIED.

MR. SAAD ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-16-11A, DON TEQUILA, BLOCK 240, LOT 1. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. SAAD WHO ABSTAINED. MOTION CARRIED.

MR. SAAD ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-17-1, MARLTON PIKE, BLOCK 239, LOT 4. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. SAAD WHO ABSTAINED. MOTION CARRIED.

MR. SAAD ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-17-2, BANK OF AMERICA, BLOCK 240, LOT 1. MS. FITZPATRICK MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. SAAD WHO ABSTAINED. MOTION CARRIED.

MR. SAAD ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION #2, VARIANCE REPORT FOR 2016. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. SAAD WHO ABSTAINED. MOTION CARRIED.

APPLICATION JLUB-17-3
JEFF NIESSNER
215 N. WHITE HORSE PIKE
BLOCK 112, LOT 8
USE VARIANCE TO MAKE DUPLEX

JEFF NIESSNER – SWORN IN

JEFF HANSON – BOARD ENGINEER SWORN IN

DISCUSSION BETWEEN APPLICANT AND BOARD SOLICITOR IN REGARDS TO TAXES.
BOARD SOLICITOR STATING THE APPLICATION WILL HAVE TO BE CONTINUED TO NEXT MONTH.

MR. SAAD STATING IS THERE ANYONE HERE IN REGARDS TO THIS APPLICATION.

MR. SAAD STATING LET THE RECORD SHOW THERE IS NO ONE HERE FOR THIS APPLICATION.

APPLICATION JLUB-17-4
AG BERENATO CONSTRUCTION, LLC
2006 EGG HARBOR ROAD
BLOCK 252, LOT 2.01
MAJOR SITE PLAN (PRELIMINARY & FINAL)
TO CONSTRUCT 5,000 SQUARE FOOT BUILDING

PATRICK MCANDREW, ESQ. – ATTORNEY FOR APPLICANT

MR. SAAD STATING LET THE RECORD SHOW THAT MS. FOSTER HAS ARRIVED

GIL BERERNATO – APPLICANT
JACK KESHISHIAN – APPLICANTS ENGINEER
SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY IN REGARDS TO TYPE OF BUSINESS, HOURS OF OPERATION, NUMBER OF EMPLOYEES, MATERIALS AND TYPE OF EQUIPMENT

APPLICANTS ENGINEER GIVING COMPLETE OVERVIEW OF SITE PLAN

EXHIBIT A1 SUBMITTED – COLORIZED VERSION OF SITE PLAN
EXHIBIT A2 SUBMITTED – COLORIZED BUILDING ELEVATION

QUESTION AND ANSWER SESSION BETWEEN BOARD MEMBERS AND APPLICANT

BOARD ENGINEER GOING THROUGH HIS REVIEW LETTER

BRIEF DISCUSSION ON CLEARING OF LOT AND PLANTINGS GOING IN
(PROPERTY OWNER CLEARED LOT AND DID NOT SHOW TO MEETING)

BRIEF DISCUSSION ON SIDEWALKS AND SIGNAGE

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. SAAD ENTERTAINED FOR A MOTION AS STATED BY BOARD SOLICITOR. MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FOSTER. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

VERONICA FOSTER SWORN IN FROM ALTERNATE TO REGULAR MEMBER

APPLICATION JLUB-17-5
AJ RESTORATION, LLC
535 CHEWS LANDING ROAD
BLOCK 224, LOT 3
USE VARIANCE
SINGLE FAMILY TO DUPLEX

MARK RINALDI, ESQ. – APPLICANTS ATTORNEY

JAMES MAYFIELD – APPLICANT
SWORN IN

BOARD SOLICITOR STATING THIS IS AN APPLICATION FOR AN USE VARIANCE, OUR CLASS I WHICH IS THE MAYOR AND CLASS III MEMBER WHICH IS COUNCILMAN BURROWS CANNOT PARTICIPATE IN THE HEARING.

MR. RINALDI GIVING OVERVIEW OF APPLICATION

QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY

EXHIBIT A1 – BACK PORTION OF HOUSE
EXHIBIT A2 – FRONT OF HOUSE

DISCUSSION

CONTINUED QUESTION AND ANSWER SESSION

DISCUSSION ON PARKING AND DRIVEWAY

WAYNE HANS – SWORN IN

MR. HANS GIVING TESTIMONY IN REGARDS TO DRIVEWAY AND APRON

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

BOARD SOLICITOR SUMS UP APPLICATION.

MR. SAAD ENTERTAINED FOR A MOTION. MS. FITZPATRICK MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS SIX (6) YES VOTES, ONE (1) NO VOTE, ONE (1) ABSTENTION. MOTION CARRIED.

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

MEETING ADJOURNED

NANCY DIDOMENICO, BOARD SECRETARY