

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MARCH 25, 2021 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:

COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MR. JOE VANDERGRIFT
MS. JOY JACKSON
MS. KATHY FITZPATRICK
MS. PAT STRIPPOLI
MR. HOWARD DAWSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. WALT LENKOWSKI

MEMBERS ABSENT:

MAYOR RICH ROACH

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM FEBRUARY 25, 2021. COUNCILWOMAN HESS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON WHO ABSTAINED. MOTION CARRIED.

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-20-4B, SUNSATONAL LANDSCAPING, BLOCK 238, LOT 1.04. MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON WHO ABSTAINED. MOTION CARRIED.

OLD BUSINESS

APPLICATION JLUB-21-1
JOSE JIMENEZ
307 N. WHITE HORSE PIKE
BLOCK 111, LOT 9
CHANGE IN USE
EMPTY BUILDING TO BEAUTY SALON

BOARD ENGINEER – GIVING OVERVIEW OF APPLICATION

JOSE JIMENEZ – APPLICANT
JOSE BELLO – TRANSLATOR
SWORN IN

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT THROUGH HIS TRANSLATOR

(HOURS OF OPERATION, SERVICES PROVIDED, NUMBER OF EMPLOYEES, NUMBER OF CHAIRS, SIZE OF DELIVERY VEHICLES, WHAT WORK WILL BE DONE, SINKS ETC., WASTE MANAGEMENT, SIGNAGE, HANDICAP PARKING SPACE NEEDS SIGN & STRIPPING, CUSTOMER ENTRANCE, LANDSCAPING, SECURITY SYSTEM, CO FROM CONSTRUCTION OFFICE)

MR. LENKOWSKI STATING ABOUT THE STATE REGULATIONS DUE TO COVID

BOARD MEMBERS HAD NO FURTHER QUESTIONS

BOARD SOLICITOR SUMS UP APPLICATION WITH ALL CONDITIONS

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

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

NEW BUSINESS

APPLICATION JLUB-21-2
WP LINDENWOLD, LLC
1410 LAUREL ROAD
BLOCK 238, LOTS 1.02, 1.06 & 1.07
CHANGE IN USE
EMPTY BUILDING TO BLOOD PLASMA DONATION CENTER

MICHAEL LARIO, ESQ. – ATTORNEY FOR APPLICANT

BOARD SOLICITOR STATING FIRST WE HAVE TO ADDRESS THE ISSUE THAT THE TAXES ON THIS PROPERTY HAVE NOT BEEN PAID FOR THE FIRST QUARTER OF 2021. THAT IS A CONDITION FOR THE BOARD HEARING THIS APPLICATION. THE BOARD CAN EITHER ELECT TO POSTPONE THIS UNTIL THE TAXES ARE PAID OR PAYMENT OF TAXES CAN BE A CONDITION OF ANY APPROVAL. CAN THE APPLICANT ADDRESS THE TAX SITUATION?

MR. LARIO STATING THE APPLICANT IS THE CONTRACT PURCHASER OF THE PROPERTY, THEY DON'T OWN THE SITE. IF APPROVALS WERE TO GET OBTAINED TONIGHT, THE APPLICANT HAS NO OBJECTIONS TO MAKING THE FULL PAYMENT OF TAXES DUE ON THIS SITE A CONDITION OF APPROVAL BEFORE THE ISSUANCE OF ANY BUILDING PERMITS FOR THE STRUCTURE.

DISCUSSION BETWEEN BOARD SOLICITOR, BOARD ENGINEER AND APPLICANTS ATTORNEY

BILL ROUNDTREE – PARTNER OF APPLICATION - SWORN IN (JOINS IN ON THE DISCUSSION OF TAXES)

MR. LARIO STATING THE APPLICANT IS WILLING AS CONDITION OF ANY APPROVAL GRANTED TONIGHT GIVEN THE TIMEFRAME PENDING CLOSING THAT WE COULD AGREE THAT TAXES WOULD BE BROUGHT CURRENT ON THE PROPERTY WITHIN 30 DAYS OF TONIGHT'S DATE.

MR. LENKOWSKI STATING WE ARE GOING TO VOTE TO HEAR THIS APPLICATION OR NOT, THE APPLICANT HAS AGREED THAT THE TAXES WILL BE PAID WITHIN 30 DAY PERIOD THAT WE RECOMMEND.

MR. LENKOWSKI ENTERTAINED FOR A VOTE TO HEAR THE APPLICATION SUBJECT TO THAT CONDITION. YES IF YOU WANT TO HEAR THE APPLICATION, NO IF YOU DON'T.
ROLL CALL WAS UNANIMOUS TO HEAR THE APPLICATION.

JEFF MARTELL – APPLICANT'S ENGINEER
DR. TOBY SIMON
SWORN IN

BOARD ENGINEER GIVES SUMMARY OF APPLICATION

MR. LARIO – APPLICANTS ATTORNEY
GIVES OVERVIEW
(EXPLAINS USE, MINOR SITE IMPROVEMENTS, NO CHANGES TO THE EXISTING BUILDING, UPDATE FAÇADE, SIGNAGE, IMPROVEMENT TO EXISTING STORM WATER SYSTEM, DIRECTIONAL SIGNAGE, STOP SIGNS, AND HANDICAP SIGN WILL BE UPDATED. TRASH WILL BE PICKED UP ALONG THIS SITE)

JEFF MARTELL – APPLICANT'S ENGINEER
(PARKING, DRIVEWAY, TRASH ENCLOSURE, RENOVATE INTERIOR OF BUILDING WHICH IS JUST OVER 13,000 SQUARE FEET, NO CHANGE TO FOOTPRINT OR EXTERIOR WALLS OF THE BUILDING, REPAINTING OF EXTERIOR AND ANY REPAIRS NEEDED, REFRESH OF THE EXTERIOR ELEVATION, REMOVING THE GABLE TOWER FEATURE WHERE THE RITE AID SIGNS EXISTED, HOURS OF OPERATION, DAILY OPERATIONS, NUMBER OF EMPLOYEES, TRASH PICKUP, SUPPLY DELIVERIES, BIO WASTE PICKUPS, FED EX DELIVERIES, IMPROVEMENTS TO DIRECTIONAL SIGNAGE, IMPROVEMENT TO STORM WATER, SIGNAGE, SECURITY SYSTEM, ADA SIGNAGE)

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD MEMBERS, BOARD SOLICITOR, APPLICANT AND DR. SIMON
(IS NOT A TAX EXEMPT BUSINESS, COMPENSATION OF DEBIT CARD FOR DONORS, EXPLANATION OF WHAT BLOOD PLASMA IS USED FOR, DONOR TESTING, NUMBER OF DONORS EXPECTED DAILY, OTHER LOCATIONS, ADDING ADDITIONAL TRASH CANS IN THE PARKING LOT AND AT FRONT DOOR, CSL WILL BE OPERATING THIS FACILITY, LANDSCAPING, HOW BUSINESS IS PROMOTED)

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

BOARD SOLICITOR SUMS UP APPLICATION

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

COURTESY REVIEW

LINDENWOLD BOARD OF EDUCATION

KATHLEEN HUDER – SWORN IN

EARLY LEARNING CENTER

MIDDLE SCHOOL TEMPORARY CLASSROOM UNITS

MS. HUDER GIVING OVERVIEW OF MIDDLE SCHOOL PROJECT

MS. HUDER GIVING OVERVIEW OF EARLY LEARNING CENTER PROJECT

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, BOARD MEMBERS, MS. HUDER AND BOARD OF EDUCATIONS PROFESSIONALS.

DAN GUZZI – SWORN IN

(SCHOOL BUSES & TURNING RADIUS, STORM WATER MANAGEMENT, TRAFFIC PATTERN, ANTICIPATED NUMBER OF STUDENTS FOR EARLY LEARNING CENTER, NUMBER OF BUSES, CROSSING GUARDS, STARTING AND DISMISSAL TIMES)

REVIEW

NEW STORM WATER CONTROL ORDINANCE

BOARD ENGINEER GIVING OVERVIEW OF CHANGES BRIEF

(DRAFT ORDINANCE PREPARED AND WILL REPLACE CHAPTER 283 WITH ALL THE NEW REQUIREMENTS, IT HAS GONE TO COUNCIL FOR FIRST READING AND IT'S HERE NOW FOR REVIEW FOR CONSISTENCY TO THE MASTER PLAN BEFORE IT GOES TO SECOND READING FOR COUNCIL)

QUESTION/ANSWER SESSION

(IMPERVIOUS COVERAGE, DIGITAL BLUEPRINTS AND APPLICATIONS FOR THESE STORM WATER BASINS, MAINTENANCE, FLOOD AREAS, AMENDING APPLICATION)

MR. LENKOWSKI ENTERTAINED FOR A MOTION THAT THE RECOMMENDATIONS FOR THE NEW STORM WATER CONTROL ORDINANCE ARE CONSISTENT WITH THE MASTER PLAN.

MR. WELLS MADE THE MOTION, 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

