

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, AUGUST 26, 2021 WAS CALLED TO ORDER AT 6:00 P.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
MS. JOY JACKSON
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. WALT LENKOWSKI

MEMBERS ABSENT:

MR. JOE VANDERGRIFT

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM JULY 22, 2021. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. DAWSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF COUNCILWOMAN HESS AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-21-7
UNITED PAVING
BANGOR AVENUE
BLOCK 257, LOT 1
USE VARIANCE

BOARD SOLICITOR STATING THE APPLICANT HAS REQUESTED A POSTPONEMENT SINCE WE DO NOT HAVE A FULL BOARD. AS WE EXPLAINED AT THE LAST MEETING TO GET A USE VARIANCE YOU NEED A SUPER MAJORITY. HE WANTED ALL (7) OF THE BOARD MEMBERS WHO CAN VOTE TO BE HERE AND WE DON'T HAVE THAT. HE DOES HAVE THE DISCRETION TO POSTPONE THE APPLICATION UNTIL THERE IS A FULL BOARD PRESENT. HE WILL BE ON THE AGENDA FOR SEPTEMBER 23RD AND HE WILL NOT NEED TO RE-NOTICE.

A MEMBER FROM THE PUBLIC ASKING HOW MANY POSTPONEMENTS CAN THEY HAVE

BOARD SOLICITOR STATING THIS IS THE 2ND TIME, HE DEFERRED IN THE VERY BEGINNING WHEN WE WERE DOING EVERYTHING VIRTUALLY. HE DID NOT WANT TO PRESENT THE MATTER IN A REMOTE FASHION. A LOT OF ATTORNEYS OPT THAT WAY FOR A USE VARIANCE BECAUSE IT IS DIFFICULT.

MEMBERS OF THE PUBLIC ASKING QUESTIONS IN REGARDS TO APPLICATION
BOARD SOLICITOR ANSWERING QUESTIONS IN REGARDS TO PROCESS OF USE VARIANCE AND STATING THAT THE APPLICATION SHOULD NOT BE DISCUSSED AS IT HAS BEEN POSTPONED.

APPLICATION JLUB-21-6
PRODIGY GAMES
110 N. WHITE HORSE PIKE
BLOCK 122, LOT 9
CHANGE IN USE
EMPTY BUILDING TO STORE

MR. LENKOWSKI – STATING WE WILL BE TAKING A 10 MINUTE ADJOURNMENT

GARY BAILEY, ESQ. – ATTORNEY FOR APPLICANT

DAVID BARNES – APPLICANT SWORN IN
BOARD ENGINEER – SWORN IN

MR. BAILEY GIVING OVERVIEW OF APPLICATION
(RETAIL AND TOURNAMENTS)

BOARD SOLICITOR STATING TO MR. BARNES, IS WHAT YOUR ATTORNEY REPRESENTED IN TERMS OF THE USE OF THE PROPERTY CORRECT?
MR. BARNES STATING YES

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, BOARD SOLICITOR AND APPLICANT
(HOURS OF OPERATION, TYPE OF BUSINESS, RETAIL & TOURNAMENTS, KIDS ARE GENERALLY DROPPED OFF BUT PARENTS CAN STAY, THERE ARE TOURNAMENT FEES AND PRIZES ARE GIVEN (NO CASH), LENGTH OF TIME FOR TOURNAMENTS, NUMBER OF EMPLOYEES, NO COOKING, DO HAVE A MICROWAVE, PRIMARY USE IS PLAYING GAMES AND PRACTICING FOR TOURNAMENTS, DETERMINATION OF USE, PARKING, SQUARE FOOTAGE OF RETAIL SPACE, 2 OFFICES, 1 USED FOR STORAGE, SQUARE FOOTAGE FOR REST OF FACILITY, SECURITY SYSTEM, TRASH & RECYCLING, NUMBER OF PATRONS)

BOARD SOLICITOR STATING IT IS MY FEELING ON THIS IN TERMS OF THE CHANGE OF USE, I THINK WE SHOULD DEFER HEARING THIS TILL WE HAVE THE PARKING ISSUE ADDRESSED. BECAUSE YOU WOULD BE COMPLIANT IF YOU WERE DOING STRICTLY RETAIL. YOU ARE GOING TO BE DOING THE OTHER STUFF (TOURNAMENTS) AND WE HAVE NO WAY OF OVERSEEING THAT.

DISCUSSION ON PARKING VARIANCE AND REQUIRING A SURVEY

BOARD ENGINEER STATING TO APPLICANT WHAT WE ARE PROPOSING IS THAT THERE IS NO WAY THIS BOARD CAN GRANT THE APPROVAL FOR THE LOUNGE ASPECT, FOR TONIGHT IF THE BOARD IS IN FAVOR OF IT, YOU CAN CARRY ON WITH JUST THE RETAIL, YOU GET THE PARKING SITUATION SQUARED AWAY. YOU CAN'T RUN ANY TOURNAMENTS OR DO ANYTHING WITH THE LOUNGE UNTIL YOU COME BACK TO THE BOARD.

APPLICANT IS IN AGREEMENT

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

BOARD SOLICITOR STATING WE HAVE THE APPLICANT HERE TONIGHT AND THE APPLICATION IS FOR A CHANGE IN USE FOR RETAIL AND A GAMING LOUNGE. ALSO A WAIVER OF A SITE BOARD. THE BOARD HAS (2) OPTIONS HERE, WE CAN DENY THE APPLICATION OR WE CAN GRANT THE CHANGE OF USE BUT IT WOULD BE LIMITED TO THE RETAIL ASPECTS ONLY OF YOUR BUSINESS, THERE WOULD BE NO GAMING OPERATIONS, NO GAMING LOUNGE, NO TOURNAMENTS THERE. UNTIL SUCH TIME THE APPLICANT ADDRESSES VIA A PARKING VARIANCE, FOR THE NEED FOR ADDITIONAL PARKING. THE BOARD HAS TO DECIDE IF YOU WANT TO DO A LIMITED CHANGE OF USE TO LIMIT IT JUST TO THE RETAIL OR SAY NO BECAUSE WE WON'T BE ABLE TO MONITOR THE GAMING OPERATION AND WAIT FOR THE APPLICATION TO COME IN WITH THE FULL PARKING ASPECT ADDRESSED.

MR. LENKOWSKI ENTERTAINED FOR MOTION, MR. DAWSON MADE A MOTION TO LIMIT TO JUST THE RETAIL, MOTION SECONDED BY COUNCILWOMEN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY