

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MAY 26, 2022 WAS CALLED TO ORDER AT 6:00 PM 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
MR. CRAIG WELLS
MS. JOY JACKSON
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MS. HEATHER PROTICH
MR. JOE VANDERGRIFT

MEMBERS ABSENT:

COUNCILWOMAN LINDA HESS
MS. JANINE MASCIULLI
MS. NANCY DIDOMENICO

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-4, JC CUSTOM DESIGN & BUILD, BLOCK 261, LOT 1. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-5, LRD VENTURES, LLC, BLOCK 80, LOT 9. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-6, AHAMED, BLOCK 94, LOT 10. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-7, J. VALME, BLOCK 101.03, LOT 3. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-22-8
LUDOSA ENTERPRISES, LLC
602 E. MAPLE AVENUE
BLOCK 99, LOT 2
MINOR SITE PLAN
USE VARIANCE AND BULK VARIANCES
TO MAKE COFFEE SHOP WITH APARTMENT ON SECOND FLOOR

BOARD SOLICITOR STATING TO LET THE RECORD REFLECT SINCE THIS IS A USE VARIANCE MAYOR ROACH WILL RECLUSE HIMSELF. WITH THAT WE DO HAVE A (7) MEMBER BOARD HERE.

GEORGE BOTCHEOS, ESQ. – APPLICANT’S ATTORNEY

TIFFANY MORRISSEY – PLANNER
JIM CLANCY – PROJECT ENGINEER
RAY BRODGEN – ARCHITECT
JEFF HANSON – BOARD ENGINEER
LUIGI BASILE – APPLICANT
ALL SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANTS ENGINEER AND BOARD ENGINEER
(EXHIBIT A1 (PLANS), COFFEE SHOP, SIDEWALKS, TURNING, PARKING AREA RESURFACE)

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANTS ARCHITECT AND BOARD MEMBERS
(RENOVATING AND REHABING VACANT BUILDING INTO A COFFEE/BREAKFAST RESTAURANT, MAXIMUM OF 24 SEATS, MAINLY USED FOR TAKEOUT OF BREAKFAST & LUNCH, HAS AN APARTMENT ON THE SECOND FLOOR, STORAGE SPACE, EXISTING PATIO TO HAVE A COVERED PORCH, TO ADD AN ADDITION FOR THE KITCHEN AND PREP AREA, HANDICAP RAMP, NEW SIDING, NEW WINDOWS, SIGNAGE, PARKING)

DISCUSSION ON SEATING
(PROPOSING 4 COUNTER SEATS NOT 24 SEATS, NO TABLES)

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANTS PLANNER (MS. MORRISSEY REVIEWED APPLICATION MATERIALS, PROFESSIONAL SUPPORT AS WELL AS LOCAL ORDINANCES AND INSPECTED SITE AND SURROUNDING AREA, WE REQUIRE A USE VARIANCE TO MAINTAIN THE RESIDENTIAL APARTMENT ON THE SECOND FLOOR, THIS IS AN EXISTING RESIDENTIAL STRUCTURE WE ARE ADDING THE COMMERCIAL USE WHICH IS PERMITTED IN THE B1 ZONE WHICH WE ARE LOCATED, VARIANCES REQUIRED, PARKING)

DISCUSSION ON INSTALLING SIDEWALKS

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANT, BOARD ENGINEER, BOARD SOLICITOR AND BOARD MEMBERS
(NUMBER OF EMPLOYEES, HOURS OF OPERATION, DELIVERIES, FOOD PREP OPERATION, LANDSCAPING, TRASH, SECURITY SYSTEM, SIDEWALK INSTALLATION, DISPLAY OF APPLICANTS ANTIQUES, NO CATERING/PARTIES, WILL NOT EXPAND WITHOUT COMING BACK TO THE BOARD, TYPE OF FOOD (BREAKFAST, LUNCH (SALADS & SANDWICHES), DELIVERIES, DELIVERY SERVICES, PARKING FOR TENANT)

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. VANDERGRIFF ENTERTAINED FOR A MOTION ON THE USE VARIANCE. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION ON THE BULK VARIANCES, MINOR SITE PLAN AND DESIGN WAIVERS. MR. DAWSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

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

MEETING ADJOURNED.

NANCY DIDOMENICO
BOARD SECRETARY