

THE REORGANIZATION MEETING FOLLOWED BY THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JANUARY 26, 2017 WAS CALLED TO ORDER AT 7:10 P.M. AT THE LINDENWOLD BOROUGH HALL.

REORGANIZATION

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

SWEARING IN OF MEMBERS:

COUNCILMAN RON BURROWS
MR. CRAIG WELLS

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

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILMAN RON BURROWS
MR. CRAIG WELLS
MR. JOE VANDERGRIFT
MS. PAT STRIPPOLI
MR. CHRIS RASMUSSEN
MS. KATHY FITZPATRICK
MS. JOY JACKSON

MEMBERS ABSENT:

MR. JIM SAAD
MS. BETH FOSTER

MR. RASMUSSEN ENTERTAINED FOR A MOTION TO ACCEPT THE NOMINATION OF KATHLEEN MCGILL GASKILL, ESQ. FOR SOLICITOR AS RECOMMENDED BY MAYOR AND COUNCIL. MR. WELLS MADE THE MOTION TO ACCEPT, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. RASMUSSEN ENTERTAINED FOR A MOTION TO ACCEPT THE NOMINATION OF TIMOTHY HIGGINS, ESQ. FOR BOARD SOLICITOR FOR REDEVELOPMENT AS RECOMMENDED BY MAYOR AND COUNCIL. MAYOR ROACH MADE THE MOTION TO ACCEPT, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. RASMUSSEN ENTERTAINED FOR A MOTION TO ACCEPT THE NOMINATION OF ENVIRONMENTAL RESOLUTIONS, INC. FOR BOARD ENGINEER AS RECOMMENDED BY MAYOR AND COUNCIL. MS. FITZPATRICK MADE THE MOTION TO ACCEPT, MOTION SECONDED BY MS. STRIPPOLI. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. RASMUSSEN ENTERTAINED FOR NOMINATIONS FOR CHAIRPERSON; MS. STRIPPOLI MADE THE MOTION TO NOMINATE JIM SAAD, MOTION SECONDED BY MAYOR ROACH. NO OTHER NOMINATIONS WERE MADE. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. RASMUSSEN ENTERTAINED FOR NOMINATIONS FOR VICE-CHAIRPERSON; MR. WELLS MADE THE MOTION TO NOMINATE PAT STRIPPOLI, MOTION SECONDED BY MAYOR

ROACH. NO OTHER NOMINATIONS WERE MADE. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. RASMUSSEN ENTERTAINED FOR NOMINATIONS FOR SECRETARY; MAYOR ROACH MADE THE MOTION TO NOMINATE NANCY DIDOMENICO, MOTION SECONDED BY MS. FITZPATRICK. NO OTHER NOMINATIONS WERE MADE. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. RASMUSSEN ENTERTAINED FOR A MOTION TO APPROVE THE MEETING DATES, TIME AND LOCATIONS FOR THE YEAR 2017. MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

REGULAR

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM DECEMBER 22, 2016. MR. RASMUSSEN MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. VANDERGRIFF. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. FITZPATRICK WHO ABSTAINED. MOTION CARRIED.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-16-10, MEGA WIRELESS, LLC, BLOCK 134.01, LOT 10. MR. RASMUSSEN MADE THE MOTION TO APPROVE, MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS, WITH THE EXCEPTION OF MS. FITZPATRICK WHO ABSTAINED. MOTION CARRIED.

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

MS. STRIPPOLI STATING WE ARE GOING TO GO OUT OF ORDER FOR A MINUTE:

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

MR. NIESSNER STEPPED FORWARD

BOARD SOLICITOR STATING MR. NIESSNER WE ARE GOING TO HAVE TO CONTINUE YOUR APPLICATION BECAUSE YOUR PUBLICATION NOTICE WAS NOT PRINTED 10 DAYS IN ADVANCE.

SECRETARY STATING THE NEXT MEETING IS FEBRUARY 23RD.

APPLICATION JLUB-16-11
SANTO DIAZ HIDALGO
DON TEQUILA BAR/RESTAURANT
817 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 1
CONTINUATION FOR SALE OF LIQUOR

ROBERT COHEN, ESQ. – ATTORNEY FOR APPLICANT

SANTO HIDALGO – APPLICANT
MR. LIEBERMAN – OWNER OF STRIP CENTER
SWORN IN

JEFF HANSON – BOARD ENGINEER
SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN MR. COHEN AND MR. LIEBERMAN
(TO DETERMINE THAT THIS LOCATION HAS BEEN A BAR/RESTAURANT USE AND THAT
THE CHURCH HAS MOVED)
EXHIBIT A1 – AERIAL PHOTOGRAPH PRESENTED TO BOARD

BOARD SOLICITOR STATING WE NEEDED TO MAKE SURE YOU MET THE CONDITIONAL
USE.

BOARD ENGINEER STATING THE LED SIGN IS BRIGHT AND THE APPLICANT HAS AGREED
TO CORRECT THE PROBLEM

MR. LIEBERMAN TESTIFYING THAT HE HAS HIRED SOMEONE TO TAKE CARE OF THE
DEBRIS BEHIND THE CENTER AND WILL BE ADDRESSING THE CONCRETE IN EARLY
SPRING.

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

BOARD SOLICITOR STATING WE NEED TO ENTERTAIN FOR A MOTION TO AMEND THE
LAST RESOLUTION TO INCORPORATE THE APPROVAL OF THE SALE OF ALCOHOL ON THE
PREMISES AS A CONDITIONAL USE.

BRIEF DISCUSSION BETWEEN APPLICANTS ATTORNEY AND BOARD SOLICITOR

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

APPLICATION JLUB-17-1
MARLTON PIKE, LLC
1500 LAUREL ROAD
BLOCK 239, LOT 4
MINOR SITE PLAN
ADDITION FOR STORE

DAVID HODULIK, ESQ. – APPLICANTS ATTORNEY

MR. HODULIK GIVING OVERVIEW OF APPLICATION

SUBWINDER SING – APPLICANT AND HIS ARCHITECT STEPPED FORWARD AND WERE
SWORN IN
APPLICANTS ARCHITECT GIVING OVERVIEW OF DRAWINGS OF PROPOSED ADDITION FOR
STORE

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ARCHITECT AND BOARDS
ENGINEER

BOARD ENGINEER GOING THROUGH HIS REVIEW LETTER

QUESTION AND ANSWER SESSION

DISCUSSION ON TIRES STORED OUTSIDE

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

BOARD SOLICITOR SUMS UP APPLICATION FOR THE MOTION

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

APPLICATION JLUB-17-2
BANK OF AMERICA
801 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 1
MINOR SITE PLAN W/VARIANCES
PROPOSED ATM

SCOTT COLLINS, ESQ. – ATTORNEY FOR APPLICANT
MR. COLLINS GIVING OVERVIEW OF APPLICATION

JAMES KINOSIAN – ENGINEER FOR APPLICANT – SWORN IN

MR. KINOSIAN GIVING COMPLETE OVERVIEW OF APPLICATION AND DRAWINGS

BOARD ENGINEER GOING THROUGH HIS REVIEW LETTER

BRIEF QUESTION ANSWER SESSION

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

BOARD SOLICITOR SUMS UP APPLICATION FOR MOTION

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

2016 ZONING REPORT

BOARD SOLICITOR STATING A REPORT HAS TO BE FILED WITH THE COUNTY ON VARIANCES THAT WE HAVE DONE

MS. STRIPPOLI ENTERTAINED FOR A MOTION, MR. RASMUSSEN MADE THE MOTION; MOTION SECONDED BY MR. VANDERGRIFT. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

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

NANCY DIDOMENICO
BOARD SECRETARY