

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, SEPTEMBER 28, 2017 WAS CALLED TO ORDER AT 7:00 P.M. AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT: – KATHLEEN MCGILL GASKILL, ESQ. - BOARD SOLICITOR
JEFF HANSON, PE, CME – BOARD ENGINEER

SWEARING IN OF MEMBER:

JOY JACKSON

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILMAN RON BURROWS
MR. CRAIG WELLS
MR. JOE VANDERGRIFT
MS. KATHY FITZPATRICK
MS. BETH FOSTER
MS. JOY JACKSON
MR. JIM SAAD

MEMBERS ABSENT:

MS. PAT STRIPPOLI

MR. SAAD ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM AUGUST 24, 2017. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. VANDERGRIFT. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF COUNCILMAN BURROWS, MR. WELLS, MS. FITZPATRICK, MS. FOSTER AND MS. JACKSON WHO ABSTAINED. MOTION CARRIED.

MR. SAAD ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-17-9, D.O.G.G., LLC, BLOCK 240, LOTS 4.01 & 4.02. MAYOR ROACH MADE THE MOTION TO APPROVE; MOTION SECONDED BY MR. VANDERGRIFT ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. FITZPATRICK, MS. FOSTER AND MS. JACKSON. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-17-11
LINDENWOLD GROCERY & RESTAURANT
211 E. GIBBSBORO ROAD
BLOCK 243, LOT 4
CHANGE IN USE
TO CLOSE DOLLAR STORE AND COMBINE THAT SPACE WITH GROCERY RESTAURANT

DINO S. MANTZS, ESQ. – APPLICANTS ATTORNEY

APPLICANTS ATTORNEY GIVING OVERVIEW OF APPLICATION

MOHAMMED AHAMED – APPLICANT SWORN IN
JEFF HANSON – BOARD ENGINEER SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY

BOARD ENGINEER – GOING THROUGH HIS REVIEW LETTER

QUESTION AND ANSWER SESSION BETWEEN APPLICANT, BOARD SOLICITOR AND BOARD MEMBERS

(KEEPING GROCERY SECTION & RESTAURANT, DELIVERIES, TRASH, SIGNAGE, PARKING, HANDICAP PARKING SIGNAGE AND ADDING CATERING HALL TYPE BUSINESS)

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. SAAD ENTERTAINED FOR A MOTION. MR. VANDERGRIFF MADE A MOTION TO APPROVE, MOTION SECONDED BY MS. FOSTER. ROLL CALL WAS (2) YES AND (6) NO. MOTION CARRIED. APPLICATION DENIED.

APPLICATION JLUB-17-12

M. UDDINALAM

701 S. WHITE HORSE PIKE

BLOCK 154, LOT 1.01

CHANGE IN USE

EMPTY BUILDING TO GROCERY CONVENIENCE STORE

MR. UDDINALAM – APPLICANT SWORN IN

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER

BOARD ENGINEER STATING IT WAS A DRY CLEANER BEFORE AND THERE COULD POTENTIALLY BE SOME ENVIRONMENTAL ISSUES ON THIS SITE. I WOULD STRONGLY SUGGEST A SITE INVESTIGATION FROM A LICENSED PROFESSIONAL SITE REMEDIATION TO BE PERFORMED TO DETERMINE IF THERE ANY ENVIRONMENTAL ISSUES.

APPLICANT STATING HE WOULD DO THAT

BOARD ENGINEER CONTINUES WITH REVIEW LETTER

(PARKING LOT ISSUES, HANDICAP PARKING AND SIGNAGE, BUMPER BLOCKS, OVERGROWN VEGETATION, SECURITY SYSTEM)

QUESTION AND ANSWER SESSION BETWEEN APPLICANT, BOARD SOLICITOR AND BOARD MEMBERS

BOARD ENGINEER STATING I WOULD RECOMMEND THAT ALL CONDITIONS BE MET BEFORE A CO IS ISSUED.

AFTER TESTIMONY FROM APPLICANT, BOARD AND DETERMINES THAT WITH APPLICANTS LANGUAGE BARRIER, IT WOULD BE IN HIS BEST INTEREST FOR APPLICATION TO BE CONTINUED SO HE CAN COME BACK WITH SOMEONE WHO CAN INTERPRET FOR HIM. ALSO, TO BRING THE LANDLORD TO NEXT MEETING.

APPLICANT WANTS TO CONTINUE

MR. SAAD ENTERTAINED FOR A MOTION TO TABLE THIS APPLICATION TO OUR NEXT MEETING OF OCTOBER 26TH. MAYOR ROACH MADE THE MOTION TO TABLE, MOTION SECONDED BY COUNCILMAN BURROWS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-17-13
ESTRADA
787 EMERSON AVENUE
BLOCK 72, LOT 21.05
CHANGE IN USE
EMPTY UNIT TO CLOTHING STORE

ALFONSO ESTRADA – APPLICANT SWORN IN

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER
(HANDICAP PARKING SPACE NEEDS SIGNAGE)

QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND BOARD ENGINEER)
(HOURS OF OPERATION, NUMBER OF EMPLOYEES, MERCHANDISE THAT WILL BE SOLD,
SIGNAGE, SECURITY SYSTEM)

BOARD SOLICITOR STATING YOU ARE JUST GOING TO BE SELLING CLOTHING AND
THINGS RELATED. ARE YOU SELLING ANY OVER THE COUNTER MEDICATION?
APPLICANT STATING NO

BOARD SOLICITOR STATING ARE YOU OPERATING THIS BUSINESS NOW?
APPLICANT STATING NO

BOARD SOLICITOR STATING ARE YOU STORING ANYTHING IN THIS SPACE?
APPLICANT STATING YES, I HAD TO BRING EVERYTHING FROM OTHER STORE
BOARD SOLICITOR STATING YOU DO UNDERSTAND YOU CANNOT OPEN THAT STORE
UNTIL YOU GET ALL YOUR APPROVALS.

APPLICANT STATING YES

BOARD SOLICITOR STATING IT IS IMPORTANT THAT YOU UNDERSTAND IF YOU OPERATE
BEFORE ALL APPROVALS, THE BOARD CAN RESCIND ANY DECISIONS MADE.

APPLICANT STATING YES

MAYOR ROACH STATING YOU HAVE THE WINDOWS BLOCKED AND YOU HAVE THINGS IN
THERE THAT ARE NOT INCLUSIVE WITH CLOTHES AND THAT IS NOT WHAT YOU ARE
APPLYING FOR.

BOARD ENGINEER STATING PHARMACY AND A CLOTHING STORE ARE TWO SEPARATE
USES YOU WOULD NEED A USE VARIANCE TO ALLOW.

COUNCILMAN BURROWS STATING, SO YOU ARE NOT GOING TO SELL ANY KIND OF
MEDICINES

APPLICANT STATING NO

APPLICANT TESTIFIES THAT HE HAS NOT HAD ANY DELIVERIES OF ANY OVER THE
COUNTER MEDICINES. HE MAY SELL CANDY.

APPLICANT TESTIFIES THAT HE MAY SELL SNACKS, CANDY, PERFUMES.

DISCUSSION ABOUT WINDOWS BEING BLOCKED

BOARD SOLICITOR STATING YOU PRESENTED A SCHEMATIC TO THE BOARD WHICH
SHOWS VARIOUS DISPLAYS IN THE STORE WHICH ARE CLOTHING, BOOTS AND HATS AND
NOW YOU ARE TELLING US YOU HAVE OTHER ITEMS THAT YOU ARE SELLING. SO THIS IS
NOT A FAIR REPRESENTATION OF WHAT IS ACTUALLY GOING TO HAPPEN THERE. YOU
ARE GOING TO HAVE OTHER RETAIL SHELVES FOR VARIOUS OTHER ITEMS.

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

BOARD SOLICITOR SUMS UP APPLICATION WITH CONDITIONS

MR. SAAD ENTERTAINED FOR MOTION WITH ALL CONDITIONS STATED, MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FOSTER. ROLL CALL WAS (7) YES AND (1) NO. MOTION CARRIED.

APPLICATION JLUB-17-14
MCDONALD'S
517 S. WHITE HORSE PIKE
BLOCK 151, LOTS 3, 4, 5, 6, 7, & 8.01
AMEND MINOR SITE PLAN W/VARIANCE

KEITH DAVIS, ESQ. – APPLICANTS ATTORNEY
GIVING OVERVIEW OF APPLICATION

MICHAEL JEITNER – APPLICANTS ENGINEER
TIFFANY CUVIELLO – APPLICANTS PLANNER
JONATHAN BASKE – MCDONALD'S
PATRICK POWERS – OWNER/OPERATOR
ALL SWORN IN

MR. JEITNER GIVING OVERVIEW OF APPLICATION

EXHIBITS MARKED IN

COMMENTS FROM BOARD ENGINEER

MS. CUVIELLO GIVING OVERVIEW OF VARIANCES IN REGARDS TO SIGNAGE

BRIEF QUESTION AND ANSWER SESSION BETWEEN MR. POWERS AND HIS ATTORNEY

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

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD MEMBERS, APPLICANT AND APPLICANTS PROFESSIONALS

BOARD SOLICITOR SUMS UP APPLICATION

MR. SAAD ENTERTAINED FOR A MOTION. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY