

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR **MONDAY**, NOVEMBER 20, 2017 WAS CALLED TO ORDER AT 7:00P.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
COUNCILMAN RON BURROWS
MR. CRAIG WELLS
MS. KATHY FITZPATRICK
MS. JOY JACKSON
MR. JOE VANDERGRIFT
MS. BETH FOSTER
MS. PAT STRIPPOLI

MEMBERS ABSENT:

MR. JIM SAAD

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM OCTOBER 26, 2017. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. VANDERGRIFT, MS. STRIPPOLI AND MS. FOSTER WHO ABSTAINED. MOTION CARRIED.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-17-15, MHSLJ, LLC, BLOCK 268, LOT 1. MS. FITZPATRICK MADE THE MOTION, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. VANDERGRIFT, MS. STRIPPOLI AND MS. FOSTER WHO ABSTAINED. MOTION CARRIED.

OLD BUSINESS

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

MOHAMED UDDINALAM – APPLICANT
MOHAMED (LAST NAME INAUDIBLE)
SWORN IN

BOARD ENGINEER – SWORN IN

OWNER OF PROPERTY DID NOT ATTEND NOR CONTACT BOARD SOLICITOR

BOARD ENGINEER STATING WE WANTED TO SPEAK WITH THE OWNER AND HAVE A SITE PLAN FOR SEVERAL THINGS. THEY JUST HANDED ME THIS AND OBVIOUSLY HAVE NOT

HAD TIME TO REVIEW. I DON'T THINK IT WOULD BE APPROPRIATE TO PROCEED AS I WAS JUST HANDED THIS AND CAN'T READ IT. IT WOULD HAVE TO BE A SITE PLAN REVIEW.

BOARD SOLICITOR STATING ONE BIG ISSUE IS THAT THE PRIOR USE WAS A DRY CLEANING STORE AND THERE WOULD HAVE TO BE AN ENVIRONMENTAL STUDY DONE (PHASE 1) AND POSSIBLY SOME REMEDIATION. THAT IS WHY WE WANT TO HAVE THE OWNER OF THE PROPERTY ATTEND THE HEARING AND AT THE LAST HEARING THE APPLICANT WAS INSTRUCTED TO HAVE THE OWNER CALL ME. SO WE COULD DISCUSS THAT ISSUE AND I HAVE NOT RECEIVED THAT PHONE CALL. THAT IS A PROBLEM AND WE DON'T HAVE A SITE PLAN TO GO FORWARD TO ADDRESS YOUR ISSUES.

BRIEF DISCUSSION BETWEEN BOARD MEMBERS, BOARD SOLICITOR AND APPLICANT

MAYOR ROACH MADE A MOTION TO VOTE ON THIS APPLICATION, MOTION SECONDED BY COUNCILMAN BURROWS. ROLL CALL WAS UNANIMOUS TO DENY APPLICATION. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-17-16
STERLING LADY KNIGHTS CHEERLEADING
2512 EGG HARBOR ROAD
BLOCK 268, LOT 1
CHANGE IN USE
EMPTY UNIT TO CHEERLEADING FACILITY

CHRISTINE BRENNAN –APPLICANT
SWORN IN

LINDSAY JANEL – ATTORNEY FOR APPLICANT

MS. JANEL GIVES OVERVIEW OF APPLICATION

BOARD ENGINEER GIVES SUMMARY OF APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND BOARD ENGINEER (HOURS, NUMBER OF PEOPLE, GENERAL OPERATION, SECURITY, SITE IMPROVEMENTS)

MS. JANEL STATING THEY HAVE SPOKEN WITH THE FIRE MARSHALL ABOUT THE LOCATION OF THE DUMPSTER AND WILL WORK WITH HIM ON THE PLACEMENT.

DISCUSSION ON FLOOR PLAN

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

BOARD SOLICITOR SUMS UP APPLICATION

MS. STRIPPOLI ENTERTAINED FOR A MOTION. MS. FOSTER MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FITZPATRICK. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-17-17
RYAN & KRISTINA MYERS
947 E. GIBBSBORO ROAD
BLOCK 244, LOT 5
CHANGE IN USE
EMPTY UNIT TO CAFÉ

BRIEF DISCUSSION ON PAYMENT OF TAXES

CHARLENE NAPOLEON – PROPERTY OWNER
RYAN MYERS - APPLICANT
KRISTINA MYERS – APPLICANT
ALL SWORN IN

DISCUSSION ON TAXES & CCMUA

BOARD SOLICITOR STATING WE DO HAVE THE AUTHORITY TO HEAR A MATTER IN WHICH TAXES AND ASSESSMENTS ARE OUTSTANDING BUT ANY APPROVAL WOULD BE CONDITIONED ON THE PAYMENT OF THOSE. THE BOARD HAS TO DECIDE IF THEY WOULD LIKE TO CONTINUE THIS OR PROCEED AND MAKE ANY APPROVAL CONDITIONED ON PAYMENTS.

MS. FOSTER MADE THE MOTION TO HEAR THE APPLICATION, MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

BOARD ENGINEER GIVES OVERVIEW OF APPLICATION

QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR, APPLICANTS AND PROPERTY OWNER
(NUMBER OF EMPLOYEES, HOURS OF OPERATION, WHAT WILL BE SERVED, GREASE TRAP, WASTE DISPOSAL, PARKING LOT REPAIRS, SIGNAGE, SECURITY SYSTEM, SEATING AREA)

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

BOARD SOLICITOR SUMS UP APPLICATION

MS. STRIPPOLI ENTERTAINED FOR A MOTION. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FOSTER. 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