

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, OCTOBER 25, 2018 WAS CALLED TO ORDER AT 6:00P.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
COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MR. JOE VANDERGRIFF
MS. BETH FOSTER
MS. JOY JACKSON
MS. NANCY DIDOMENICO
MS. PAT STRIPPOLI

MEMBERS ABSENT:

MS. KATHY FITZPATRICK

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 27, 2018. MS. FOSTER MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

BOARD SOLICITOR STATING WE NEED TO AMEND THE AGENDA FOR THIS EVENING TO INCORPORATE CONSIDERING THE RESOLUTIONS THAT ARE BEFORE US THAT COUNCIL SUBMITTED IN REGARDS TO REDEVELOPMENT IN THE TOWN.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO AMEND THE AGENDA TO INCLUDE RESOLUTIONS. MAYOR ROACH MADE THE MOTION TO AMEND THE AGENDA. MOTION SECONDED BY MS. FOSTER. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-18-7, ALO WIRELESS, BLOCK 240, LOT 1. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MS. FOSTER. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MS. STRIPPOLI ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-18-8. BRETT TACO & JOSEPH CAMPOREALE, BLOCK 132, LOT 10. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MS. FOSTER AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-18-9
KEVIN THREAT
588 CHEWS LANDING ROAD
BLOCK 240, LOT 11
CHANGE IN USE
DOLLAR STORE TO HAIR SALON

KEVIN THREAT – APPLICANT SWORN IN
JEFF HANSON – BOARD ENGINEER – SWORN IN

BOARD ENGINEER – GIVES OVERVIEW OF APPLICATION AND HIS REVIEW LETTER

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT
(HOURS OF OPERATION, HOW MANY CHAIRS, NUMBER OF EMPLOYEES, TYPE OF
SERVICES, TRASH, SIGNAGE, SECURITY)

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR AND APPLICANT
(SQUARE FOOTAGE, FLOOR PLAN (EXHIBIT A1))

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD MEMBERS AND APPLICANT

MS. STRIPPOLI OPENED THE MEETING TO THE PUBLIC AND THE FOLLOWING STEPPED
FORWARD:

RONALD ROBECK – SWORN IN
ANTHONY DIMITRI – SWORN IN
BOTH SPOKE HIGHLY IN FAVOR OF APPLICANT

BOARD SOLICITOR SUMS UP APPLICATION

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

BOARD SOLICITOR STATING THESE ARE (2) RESOLUTIONS THAT WERE PAST LAST NIGHT,
2018:236 AND 2018:237. COUNCIL HAS REQUESTED THAT THE JOINT LAND USE BOARD
CONDUCT A PRELIMINARY INVESTIGATION OF PROPERTIES THAT ARE NOTED IN
RESOLUTIONS AS 2007-2009 AND 2015 WHITE HORSE PIKE. THAT IS BLOCK 299.06, LOT 1 &
12 AND 2137-2139 WHITE HORSE PIKE. THAT IS BLOCK 299.01, LOT 8. WITH RESPECT TO
THIS WE SHOULD ENTERTAIN A MOTION WHERE THE JOINT LAND USE BOARD WILL
UNDERTAKE THE FORMALITY INVESTIGATION PURSUANT TO NEW JERSEY STATUTE 48A-12A-
6 TO ASCERTAIN WHETHER THOSE PROPERTIES THAT WERE JUST MENTIONED ARE IN
NEED OF REDEVELOPMENT AND WHETHER THAT SUCH DEVELOPMENT SHOULD INCLUDE
A POWER OF EMINENT DOMAIN AND BE DECLARED A CONDEMNATION REDEVELOPMENT
AREA. THE JOINT LAND USE BOARD SHOULD UTILIZE THE BOROUGH OF LINDENWOLD
PROFESSIONAL PLANNER TO ASSIST THE BOARD IN THIS UNDERTAKING AND ALL
NECESSARY TO COMPLETE THIS INVESTIGATION THAT THESE PROPERTIES ARE INDEED
A CONDEMNATION REDEVELOPMENT PLAN.

MS. STRIPPOLI ENTERTAIN FOR A MOTION. MS. FOSTER MADE THE MOTION, MOTION
SECONDED BY MR. WELLS. 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