

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JUNE 24, 2021 WAS CALLED TO ORDER AT 6:00 P.M. AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT:

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

MEMBERS PRESENT:

MAYOR RICH ROACH
MR. CRAIG WELLS
MR. JOE VANDERGRIFT
MS. JOY JACKSON
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MS. HEATHER PROTICH (ACTING SECRETARY)

MEMBERS ABSENT:

COUNCILWOMAN LINDA HESS
MS. NANCY DIDOMENICO
MR. WALT LENKOWSKI

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM APRIL 23, 2021.
MS. JACKSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MAYOR ROACH, MR. VANDERGRIFT AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-21-3
EDWARD TAYLOR
2512 EGG HARBOR ROAD
BLOCK 268, LOT 1
UNITS E & G
CHANGE IN USE
VACANT TO RECORDING STUDIO & COMMUNITY PROGRAMS

EDWARD TAYLOR
KALICIA ALEXANDER
BOTH SWORN IN

JEFF HANSON – BOARD ENGINEER, SWORN IN

MR. WELLS – RECLUSES FROM APPLICATION AND STEPPED DOWN

BOARD SOLICITOR STATING WE DON'T HAVE OUR CHAIR OR VICE CHAIRPERSON FOR THIS APPLICATION
MS. STRIPPOLI TO CHAIR THIS APPLICATION

BOARD ENGINEER GOING THROUGH HIS REVIEW LETTER AND OVERVIEW OF APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT
(HOURS OF OPERATION, RECORDING CLIENTS AND CLASSES, ALL AGES, NUMBER OF EMPLOYEES,
NUMBER OF CLIENTS AT ONE TIME, PARKING, SECURITY, CONCRETE PAVERS THAT ARE IN PARKING LOT
SHOULD BE MOVED)

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD MEMBERS, APPLICANT, BOARD ENGINEER
AND BOARD SOLICITOR
(COMMUNITY PROGRAMS ARE THE STUDENTS WE TEACH MUSIC TO, NO RETAIL SALES, LAYOUT
SHOWING THE DIFFERENT ROOMS BUT NOT WHAT IS IN THEM, APPLICANT GIVES DETAILED TESTIMONY
OF INSIDE / BATHROOMS, STUDIOS, OFFICE SPACE, EXITS, SIGNAGE, APPLICANT IS OCCUPYING SPACE
ALREADY/SOLICITOR EXPLAINS THAT THEY SHOULDN'T BE OPERATING UNTIL APPROVALS ARE GIVEN
AND C/O FROM CONSTRUCTION OFFICE AND MERCANTILE. PARKING LOT HAS HAD SOME WORK DONE
TO IT, TRASH ENCLOSURE, PARENTS AND/OR GUARDIANS WILL BE PRESENT FOR STUDENTS UNDER THE
AGE OF 18.)

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

BOARD SOLICITOR SUMS UP APPLICATION

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

MR. WELLS HAS RETURNED AS CHAIRPERSON

APPLICATION JLUB-21-4
WOODLAND VILLAGE
409 E. GIBBSBORO ROAD
BLOCK 243, LOTS 7.05 & 7.07
EMPTY BUILDING TO LEASING OFFICE AND LAUNDRY CENTER
VARIANCE FOR SIGN SETBACK

DAVID THATCHER, ESQ. – ATTORNEY FOR APPLICANT

SAM HIRTH
AARON ADERET
JEFF MAYBERRY – ARCHITECT
MIKE AVILA – ENGINEER
ALL SWORN IN

APPLICANTS ATTORNEY GIVES OVERVIEW OF APPLICATION AND VARIANCES NEEDED

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HIS ATTORNEY

(PROPOSED USE, LEASING OFFICE AND LAUNDROMAT FOR TENANTS, NUMBER OF EMPLOYEES, HOURS OF OPERATION FOR THE LEASING OFFICE, HOURS OF OPERATION FOR LAUNDROMAT, ELECTRONIC KEY CARDS FOR TENANTS, CAMERAS ON SITE, NO SALES OF LAUNDRY PRODUCTS, TRASH, CLEANING CREW FOR LAUNDROMAT EVERY DAY, ELIMINATION OF OLD FACILITIES, PARKING, SIGNAGE, LANDSCAPING)

MR. AVILA – APPLICANTS ENGINEER
(TESTIMONY ON SIGN VARIANCE AND WAIVER FOR BUFFER)

BOARD ENGINEER – GOING THROUGH REVIEW LETTER
BRIEF QUESTION/ANSWER SESSION BETWEEN BOARD ENGINEER, BOARD SOLICITOR, APPLICANTS PROFESSIONALS AND BOARD MEMBERS
(DRIVEWAY, SIDEWALK, WALKWAY, RAMP, SITE TRIANGLE, REDUCING IMPERVIOUS COVERAGE, UTILITY PLAN FLOW CALCULATION, DELIVERY VEHICLES (MAIL/FED EX), CONSOLIDATION OF LOTS, LANDSCAPING, EXISTING LAUNDRY ROOMS WILL BE ELIMINATED, KEYS PROVIDED FOR FIRE, CLEANING OF LAUNDRY FACILITY.

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

BOARD SOLICITOR SUMS OF APPLICATION

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

APPLICATION JLUB-21-5
JAMES MAYFIELD
769 CHEWS LANDING ROAD
BLOCK 238, LOT 1.03
USE VARIANCE FOR POLE BARN
VARIANCE FOR SIZE

BOARD SOLICITOR STATING TO MR. MAYFIELD, YOU ARE APPLYING FOR A USE VARIANCE AND IT REQUIRES (5) AFFIRMATIVE VOTES, THE MAYOR WILL HAVE TO RECLUSE HIMSELF FROM THIS APPLICATION SO WE HAVE (5) MEMBERS THIS EVENING. DO YOU WISH TO PROCEED?
MR. MAYFIELD STATING YES

IDENTICAL APPLICATION THAT HAS EXPIRED DUE TO NO CONSTRUCTION.

BOARD SOLICITOR STATING DO YOU STILL AGREE TO THE FOLLOWING TERMS THAT THERE WILL BE NO COMMERCIAL USE MADE OF THE POLE BARN.
MR. MAYFIELD STATING YES
BOARD SOLICITOR STATING THERE WILL BE NO STORAGE OF BUSINESS OR COMMERCIAL EQUIPMENT IN THE POLE BARN
MR. MAYFIELD STATING NO
BOARD SOLICITOR STATING THE POLE BARN SHALL BE USED SOLELY FOR STORAGE OF YOUR PERSONAL AND RECREATIONAL ITEMS
MR. MAYFIELD STATING YES
BOARD SOLICITOR STATING AND THERE WILL BE NO VISIBLE STORAGE OF ANY KIND ON YOUR PROPERTY
MR. MAYFIELD STATING YES

BOARD SOLICITOR STATING ANOTHER CONDITION WOULD BE THAT YOU START THE DEVELOPMENT OF THE PROPERTY.

MR. MAYFIELD STATING YES

BOARD MEMBERS HAD NO QUESTIONS

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. WELLS ENTERTAINED FOR A MOTION. MR. DAWSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. VANDERGRIFF. ROLL CALL (5) YES VOTES, (0) NO VOTES. MOTION CARRIED.

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY