

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JULY 28, 2022 IN THE LINDENWOLD BOROUGH HALL.

1. CALL MEETING TO ORDER
2. SUNSHINE ANNOUNCEMENT
3. FLAG SALUTE
4. ROLL CALL
5. APPROVAL OF MINUTES FROM MAY 26, 2022
6. APPROVAL OF MINUTES FROM JUNE 23, 2022
7. RESOLUTION:

JLUB-22-9
MIKYUNG LEE
BLOCK 225, LOT 3

JLUB-22-10
JOHN & GUS VANORE (RITA'S WATER ICE)
BLOCK 240, LOT 1.02

8. NEW BUSINESS

APPLICATION JLUB-22-11
HAROLD VILISES MORELES ROMERO
316 S. WHITE HORSE PIKE
BLOCK 146, LOT 3
ELBA'S BRIDAL & GIFTS TO ADD SECOND BUSINESS (TAX SERVICE)

APPLICATION JLUB-22-12
ARCR BUILDERS, LLS
101 W. SCOTT AVENUE
BLOCK 119, LOT 7
BULK VARIANCE

9. OPEN MEETING TO THE PUBLIC
10. ADJOURNMENT

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 22-09**

**IN THE MATTER OF
MIKYUNG LEE d/b/a
ROMI ACUPUNCTURE**

**: JOINT LAND USE BOARD
:
: BOROUGH OF LINDENWOLD
:
: APPLICATION NO. JLUB 22-09
:
: BLOCK 225, LOT 3
:
: 615 CHEWS LANDING ROAD
:
:
: GRANTED: June 23, 2022
:
: MEMORIALIZED: July 28, 2022**

**A RESOLUTION GRANTING APPROVAL FOR A CHANGE OF USE AND WAIVER OF
MINOR SITE PLAN**

WHEREAS Mikyung Lee, residing at 615 Chews Landing Road, Lindenwold, New Jersey 08021 and doing business as Romi Acupuncture (hereinafter designated the "Applicant") has submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the "Board") seeking (1) approval for a change of use for a vacant space in the mixed use building previously occupied as a beauty salon, and having an address of 615 Chews Landing Road, Lindenwold, NJ, also known as Block 225, Lot 3 on the Official Tax Map of the Borough of Lindenwold (hereinafter the "Subject Property") to an acupuncture office, and (2) a waiver of the requirement for a minor site plan;

WHEREAS the Board considered the following documents submitted by the Applicant in connection with this application:

- (1) Borough of Lindenwold Joint Land Use Application prepared by the Applicant and dated May 1, 2022;
- (2) Borough of Lindenwold Check List for Minor Site Plans, undated and unsigned;
- (3) Borough of Lindenwold Affidavit of Ownership signed by the Applicant;
- (4) Camden County Planning Board Application signed by Applicant and dated May 1, 2022;
- (5) Escrow Agreement dated May 10, 2022 and signed by the Applicant; and
- (5) Copy of the Tax Certification Form for the Borough of Lindenwold for the Subject Property and the CCMUA;

WHEREAS the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, CME, of Environmental Resolutions Inc., by letter dated June 15, 2022;

WHEREAS on June 23, 2022, a public hearing was conducted on the application of the Applicant with the applicant appearing pro se;

WHEREAS the Board's Engineer recommended that the application be deemed complete subject to the Applicant supplying the requested testimonial and/or documentary evidence;

WHEREAS the Board having heard the testimony and evidence presented by the Applicant and the Board Engineer, G. Jeffrey Hanson, PE, CME and having opened the hearing for public comment and no members of the public wishing to comment, and having heard the presentation of the Applicant's counsel and having considered the application submitted in connection herewith;

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

FINDINGS OF FACT

1. The Applicant is the owner of the property located at 615 Chews Landing Road, Lindenwold, New Jersey, also known as Block 225, Lot 3 on the Official Tax Map of the Borough of Lindenwold (the "Subject Property"). The Subject Property is a mixed use site consisting of a single family residence which is attached to a commercial space previously occupied as a beauty salon. This building is approximately 1749 square feet in area. The Applicant is seeking approval for a change of use to allow for an acupuncture business operating under the name of Romi Acupuncture in the vacant space and the waiver of a minor site plan.

2. The Subject Property is situated within the B-1 (Neighborhood Business) Zoning District, where personal service businesses, such as acupuncture office, are permitted uses as set forth in Borough Code Section 365-58-B. The Subject Property is bound by single family residences on the north, east and west sides and by the Towne Center retail strip center on the south side across Chews Landing Road.

3. The Applicant is currently residing in the single family dwelling attached to the building and is proposing to open an acupuncture office in the vacant space, which she will operate as a licensed acupuncturist in the State of New Jersey and will be starting this business from scratch. Her office will have office hours from Monday through Friday from 9:00 am to 7:00 pm, and on Saturday from 9:00 am to 1:00 pm. The business will have one (1) employee and the vacant space will be partitioned into clinical rooms for privacy and will be equipped with massage tables. The Applicants anticipates at the very most 2 to 3 patients at any given time. The Subject Property has seven (7) parking spaces with two (2) of those spaces dedicated to the residence and the remaining five (5) parking spaces, which includes a handicapped parking space, available for use by the business. The waste generated from the business will be very minimal.

4. The Applicant anticipates making no exterior improvement to the Subject Property. The Applicant intends on using the existing signage and will change the text. The Applicant testified that the existing parking for the business will be adequate and has agreed as a condition of approval to restripe the parking area.

5. The Applicant requests the waiver of a site plan and the various requirements of a site plan as there are no additional exterior site improvements to the Subject Property being proposed with this application. The Board's engineer had no objection to that waiver.

6. The Applicant agrees to submit the security and surveillance system for this business to the Lindenwold Police Department.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this application for minor site plan approval for a change of use pursuant to Borough Code §190-26, which provides that site plan review and approval must be obtained prior to the conversion of any use.

2. Waiver of submission requirements in the context of a site plan review is recognized under N.J.S.A. 40:55D-10.3 and by Borough Code §190-34.

3. Pursuant to Borough Code §190-34, the Board shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions of site plan review and approval of the Land Use and Development Ordinance if the literal enforcement of one or more provisions would be impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

4. The Applicant has demonstrated by the preponderance of the credible evidence that the requested waiver of the minor site plan for the Subject Property would be reasonable and within the purposes and intent of the provisions for site plan review found in the Land Use and Development Ordinance, and that the submission of a minor site plan would be impracticable or impose an undue hardship upon the Applicant as the Applicant is not undertaking any exterior site improvement. The Board finds that the granting of the requested waiver of the requirement for a minor site plan would be a reasonable exercise of the Board's discretion.

5. The Board finds that change of use can be approved as the proposed use is a permitted use within the B-1 (Neighborhood Business) Zoning District.

NOW THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Lindenwold, in the County of Camden and State of New Jersey, on the 23rd day of June, 2022, upon motion duly made by Mayor Richard Roach, Jr. and seconded by Councilwoman Linda Hess that this application for an approval of the proposed change of use and waiver of site plan submission requirement be and is hereby **GRANTED**, subject to the following terms and conditions:

1. That the application, all exhibits, testimony, maps and other documents submitted, and all representations made, and all testimony given before the Board at its meeting of June 23, 2022 are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by

the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interest of justice.

2. That the approval and other relief granted herein to the Applicant are conditioned on the following:

- a. The Applicant shall have the parking lot of the business restriped;
- b. The Applicant shall submit the security system plan for the Subject Property for review and approval by the Borough Police Department and the submission of proof to the Board that this condition has been satisfied; and
- c. The Applicant shall obtain all required building permits for any renovations undertaken to the business space.

3. The Applicant shall post all required inspection fees required and shall keep the Applicant's escrow account for the review of this application current.

4. The Applicant shall not occupy and operate this business until all occupancy certificates/approvals and a mercantile license have been obtained from the Zoning/Code Enforcement Officers, and all other permits, approvals or licenses have been obtained from other governmental agencies as may be required by law or local ordinance, which shall include the Camden County Planning Board. The Applicant shall comply with any requirements or conditions of such approvals or permits, which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies permits and/or approvals, if any, are required. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from any such outside agencies.

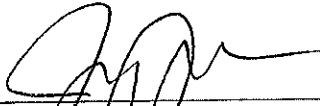
5. At any time after adoption of this Resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition set forth herein, upon a proper showing of materially misleading submission, material misstatement, materially inaccurate information or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there has been a material fault or deficiency in the application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate.

6. The Applicant shall indemnify and hold the Borough of Lindenwold harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicant.

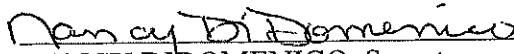
ROLL CALL VOTES ON MOTION TO GRANT APPLICATION FOR APPROVAL OF A CHANGE OF USE AND MINOR SITE PLAN WAIVER:

IN FAVOR: Mayor Richard Roach, Jr., Councilwomen Linda Hess, Joseph Vandergrift, Craig Wells, Pat Strippoli, Howard Dawson, and Janine Masciulli
OPPOSED: None
ABSTENTION: None

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official, Borough Zoning Officer and made available to all other interested parties.



Joseph Vandergrift, Chairperson
Joint Land Use Board
Borough of Lindenwold



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

CERTIFICATION

This Resolution of Memorialization being adopted by action of the Joint Land Use Board of the Borough of Lindenwold on this 28th day of July, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on June 23, 2022.



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 22-10**

IN THE MATTER OF JOHN VANORE & GUS VANORE d/b/a RITA'S WATER ICE	: : : : : : : : : :	JOINT LAND USE BOARD BOROUGH OF LINDENWOLD APPLICATION NO. JLUB 22-10 BLOCK 240, LOT 1.02 825 BLACKWOOD-CLEMENTON RD GRANTED: June 23, 2022 MEMORIALIZED: July 28, 2022
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**A RESOLUTION GRANTING APPROVAL FOR A CHANGE OF USE AND DENYING THE
WAIVER OF MINOR SITE PLAN**

WHEREAS John Vanore and Gus Vanore, maintaining an office at 27 Orchard Drive, Mullica Hill, New Jersey 08062 (hereinafter collectively designated the "Applicant") has submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the "Board") seeking (1) approval for a change of use of the property known as 825 Blackwood-Clementon Road, Lindenwold, New Jersey, also known as Block 240, Lot 1.02 on the Official Tax Map of the Borough of Lindenwold from an existing dry cleaning business to a water ice and frozen desserts store and (2) a waiver of the requirement for a minor site plan;

WHEREAS the Board considered the following documents submitted by the Applicant in connection with this application:

- (1) Borough of Lindenwold Joint Land Use Application prepared by the Applicant's counsel, Colleen Bianco Bezich, Esquire (hereinafter referred to as counsel for the Applicants dated May 25, 2022;
- (2) Borough of Lindenwold Check List for Minor Site Plans, dated May 25, 2022 and signed by counsel for the Applicant;
- (3) Borough of Lindenwold Affidavit of Ownership signed by counsel for the Applicant;
- (4) Borough of Lindenwold Consent By Owner signed by Kenny Y. Lee and dated June 15, 2022;
- (5) Escrow Agreement dated May 25, 2022 and signed by counsel for the Applicant; and

(6) Copy of the Tax Certification Form for the Borough of Lindenwold for the Subject Property and the CCMUA;

WHEREAS the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, CME, of Environmental Resolutions Inc., by letter dated June 15, 2022;

WHEREAS on June 23, 2022, a public hearing was conducted on this application with the Applicant appearing and being represented by Colleen Bianco Bezich, Esquire;

WHEREAS the Board's Engineer recommended that the application be deemed complete subject to the Applicant supplying the requested testimonial and/or documentary evidence;

WHEREAS the Board having heard the testimony and evidence presented by the Applicant, John Vanore, and the Board Engineer, G. Jeffrey Hanson, PE, CME and having opened the hearing for public comment and no members of the public wishing to comment, and having heard the arguments of the Applicant's counsel and having considered the application submitted in connection herewith;

NOW THEREFORE BE IT RESOLVED that the Board makes the following findings of facts:

FINDINGS OF FACT

1. The Applicant is the contract purchaser of the property located at 825 Blackwood Clementon Road, Lindenwold, New Jersey, also known as Block 240, Lot 1.02 on the Official Tax Map of the Borough of Lindenwold (the "Subject Property"). The Subject Property is comprised of 0.66 acres with a one-story brick building, which is the site of an existing dry cleaners. The Applicant is seeking approval for a change of use to allow for a water ice and frozen dessert store in place of the existing dry cleaners and the waiver of a minor site plan.

2. The Subject Property is situated within the B-2 (Highway Business) Zoning District, where retail/restaurant uses such as a water ice and frozen dessert establishment are permitted uses as set forth in Borough Code §365-58-A(6) and §365-67-A. The Subject Property fronts on the east side of Laurel Road and is bound by the Lindenwold Shopping Center on the north and east sides, by a vacant lot on the south side and a multi-family residential district on the west side across Laurel Road.

3. The Applicant testified that he has been in the ice cream business since 1989 and he has been the owner and operator of several Rita Water Ice establishments since 1992. This proposed business is seasonal and will be operational from March through October, and will be open for business from 12:00 pm through 9:00 pm, seven (7) days a week. The Applicant anticipate between 5 to 8 employees on site each day at varying hours. The Subject Property will have walk-in service at the front entrance, which will be protected by parking bollards and there will be three (3) drive through lanes for service. The Subject Property has eighteen (18) parking spaces, including one-handicapped accessible space, and the Applicant testified that the existing parking will be sufficient for their needs. There is an existing masonry trash enclosure on the west side of the Subject Property which the Applicant indicates would be adequate for their needs also, and they plan to have two (2) trash pickups a week. The Applicant also testified that anticipate two (2) deliveries per week which will usually occur before opening hours. The Applicant will be using the existing two (2) pole signs with the change in business name and logo.

4. The Applicant will be giving the building a new look with substantial improvements to the existing building to include new roofing, a new HVAC system and an area for outside eating. There were several areas of concerns which the Board Engineer's recommended be addressed. The Applicant has agreed to repair damaged concrete curbing and sidewalks along the perimeter of the building, restore portions of deteriorated pavement in the parking lot, seal coating and restripe the entire parking lot, and clean up landscaped areas adjacent to the building. As requested, the Applicant will install stops signs at all points of egress and replace the handicapped ramp which is not in compliance with current regulations and provide spot grades to the Board's Engineer to demonstrate compliance. Due to the extent of the improvements contemplated by the Applicant, it was agreed that the site plan would not be waived, but that same would be reviewed and handled administratively by the Board's Engineer.

5. It was noted that the Subject Property has monitoring wells on site due to environmental issue stemming from a neighboring gas station. The Applicant is undertaking a Phase I and II environmental assessment as part of the purchase contract and will provide the Board's engineer with a copy of that report. It was also discussed that there is an easement with adjoining properties that may impact the Subject Property and the Applicant will provide the Board's Engineer with a copy of same for his review.

6. The Applicant agrees to submit the security and surveillance system for this business to the Lindenwold Police Department.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this application for minor site plan approval for a change of use pursuant to Borough Code §190-26, which provides that site plan review and approval must be obtained prior to the conversion of any use.

2. Waiver of submission requirements in the context of a site plan review is recognized under N.J.S.A. 40:55D-10.3 and by Borough Code §190-34.

3. Pursuant to Borough Code §190-34, the Board shall have the power to grant such exceptions from the requirements for site plan approval as may be reasonable and within the general purpose and intent of the provisions of site plan review and approval of the Land Use and Development Ordinance if the literal enforcement of one or more provisions would be impracticable or will exact undue hardship because of peculiar conditions pertaining to the land in question.

4. Due to the extent of the changes contemplated on the Subject Property, traffic circulation and safety concerns with the drive-thru lanes, parking areas, and outside seating, the waiver of a site plan would not be a reasonable exercise of the Board's discretion. The Board finds that the waiver of a minor site plan cannot be granted, but as the Applicant is a contract purchaser, the Board finds that a minor site plan can be submitted to the Board's Engineer for his administrative review and approval at such time as the Applicant proceeds with the purchase of the Subject Property.

5. The Board finds that change of use can be approved as the proposed use is a permitted use within the B-2 (Highway Business) Zoning District.

NOW THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Lindenwold, in the County of Camden and State of New Jersey, on the 23rd day of June, 2022, upon motion duly made by Craig Wells and seconded by Howard Dawson that this application for an approval of the proposed change of use be and is hereby **GRANTED** and the application for a waiver of site plan submission requirement be and is hereby **DENIED**, subject to the following terms and conditions:

1. That the application, all exhibits, testimony, maps and other documents submitted, and all representations made, and all testimony given before the Board at its meeting of June 23, 2022 are true and accurate of the facts relating to the Applicant's request for relief. In the event that it appears to the Board, on reasonable grounds, that the application, exhibits, testimony, maps and other documents are not accurate, are materially misleading, or are the result of mistake, and the same have been relied upon by the Board as they bear on facts which were essential in the granting of the relief sought, the Board may rescind its approval and rehear the application, or any part of said application, either upon the application of an interested party or on its own motion, when unusual circumstances so require, or where a rehearing is necessary and appropriate in the interest of justice.

2. That the approval and other relief granted herein to the Applicant are conditioned on the following:

- a. The completion by the Applicant to the Board's Engineer's satisfaction the various site improvements noted in this Resolution and in the Board's Engineer's letter of June 15, 2022;
- b. The submission of a full site plan to the Board's Engineer for his administrative review and approval;
- c. The Applicant shall submit the security system plan for the Subject Property for review and approval by the Borough Police Department and the submission of proof to the Board that this condition has been satisfied;
- d. The Applicant shall provide the Board's Engineer with a copy of the environmental assessment undertaken on the Subject Property for his review and approval;
- e. The Applicant shall provide the Board's Engineer with a copy of any easement impacting the Subject Property; and
- f. The Applicant shall obtain all required building permits for any renovations undertaken to the interior business space and to the site.

3. The Applicant shall post all required inspection fees required and shall keep the Applicant's escrow account for the review of this application current.

4. The Applicant shall not occupy and operate this business until all occupancy certificates/approvals and a mercantile license have been obtained from the Zoning/Code Enforcement Officers, and all other permits, approvals or licenses have been obtained from other governmental agencies as may be required by law or local ordinance, which shall include the Camden County Planning Board. The Applicant shall comply with any requirements or conditions of such approvals or permits, which are necessary in order to finalize and/or implement the relief being granted herein, as well as any construction that may be a part of said relief. The Applicant is solely responsible for determining which governmental and/or public agencies permits and/or approvals, if any, are required. The Applicant is further required to submit a copy to the Board's Secretary of all approvals and/or denials received from any such outside agencies.

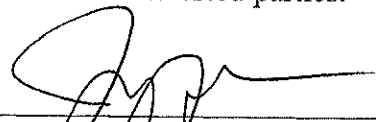
5. At any time after adoption of this Resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition set forth herein, upon a proper showing of materially misleading submission, material misstatement, materially inaccurate information or a material mistake made by the Applicant, the Board reserves the right to conduct a hearing with the Applicant present, for the purpose of fact-finding regarding the same. Should the facts at said hearing confirm that there has been a material fault or deficiency in the application, the Board shall take whatever action it deems appropriate at that time, including but not limited to a rescission of its prior approval, a rehearing, a modification of its prior approval or such other action as appropriate.

6. The Applicant shall indemnify and hold the Borough of Lindenwold harmless from any claims whatsoever which may be made as a result of any deficiency in the application, or as to any representation made by the Applicant.

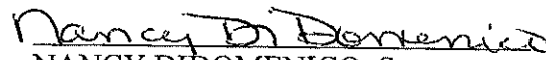
ROLL CALL VOTES ON MOTION TO GRANT APPLICATION FOR APPROVAL OF A CHANGE OF USE AND MINOR SITE PLAN WAIVER:

IN FAVOR: Mayor Richard Roach, Jr., Councilwomen Linda Hess, Joseph Vandergrift, Craig Wells, Pat Strippoli, Howard Dawson, and Janine Masciulli
OPPOSED: None
ABSTENTION: None

BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official, Borough Zoning Officer and made available to all other interested parties.



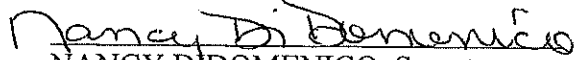
Joseph Vandergrift, Chairperson
Joint Land Use Board
Borough of Lindenwold



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

CERTIFICATION

This Resolution of Memorialization being adopted by action of the Joint Land Use Board of the Borough of Lindenwold on this 28th day of July, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on June 23, 2022.


NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR:

Minor Site Plan

Waiver

Variance

Amended Site Plan

Date submitted 6/7/22

Application No. LCUB22-11

Applicant's Name

Address

Phone Number

Name and address of present owner (if other than above)

Name

Address

Phone Number

Interest of applicant if other than owner

Location of site

Neighborhood or Section

Street

Block(s)

Lot(s)

Zone

Number of proposed lots

Area of entire tract

Development Plans:

Sell lots only

(Yes)

(No)

Construct houses for sale

(Yes)

(No)

Other

Proposed Density

Number of dwelling units per net acre*

*Gross acre less area for Right-Of-Way, Easements and other Improvements.

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT

Name

Address

Phone Number

Signature of Applicant

I Certify that this application and map attached hereto (was or was not) duly approved by Resolution of the Joint Land Use Board of the Borough of Lindenwold at a meeting held on

Board Secretary

Borough of Lindenwold

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance _____

Waiver ☒ _____

Name of Applicant

Harold U Morales Romero

Address

316 S White Horse Pike
Lindenwold NJ 08021

Phone Number

[REDACTED]

Applicant is the Owner (), Tenant ☒ of the following described property:

316 S White Horse Pike #2
Lindenwold NJ 08021

Assessment Map: Plate _____ Block(s) _____ Lot(s) _____

Present use of Land or Building _____

Desired use of Land or Building _____

NOTE: Has this property ever been the subject of an application before the
Planning Board yes Zoning Board _____

If yes, please give reason _____

Already exists a business there, we are
adding other services.

Applicant desires the following Variance/Waiver:

Date

6/3/2022

Signature of Applicant

HU Morales

CHECK LIST

Details Required For Minor Site Plans

Applicant Harold U. Morales Romero Block _____ Lot _____
 Address 316 S White Horse Pike

A Minor Site Plan is defined as the following:

“Development of one or more lots of an addition to an existing building or structure of less than 1,000 square feet, addition of an accessory structure of less than 1,000 square feet, addition of a handicap ramp, addition to an existing parking lot or paved area involving less than 500 square feet and does not involve planned development, any new street or extension of any off-tract improvement which is to be prorated pursuant to N.J.S.A. 40:55D-42 [Added 3-10-1993 by Ord. No. 929]

The following items shall be submitted to the Administrative Officer twenty-eight (28) days prior to the next scheduled hearing.

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1	✓			A complete application form and payment of the application fees and escrows, eighteen (18) copies.
2		✓		An accurate site plan at a scale of not less than one (1) inch equals fifty (50) feet. The plan should be signed and sealed by a professional licensed in the State of New Jersey, 24" x 36" three (3) copies, 11" x 17" fifteen (15) copies and one (1) digital in accordance with the New Jersey Law governing professionals 7:40..
3	✓			A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4		✓		Camden County Planning Board Application, four (4) copies, if the proposed development will have any impact on a Camden County roadway or facility.

The following items are required on The Minor Site Plan:

Item #	Provided	Not Applicable	Waiver Asked For	Item Of Information Required By The Land Development Ordinance
1				The zoning classification of the property, the tax plate, block and lot numbers, the owners and applicant's names and addresses shown on the plans.
2		✓		The location of any proposed buildings, structures, parking and open spaces. The location of existing buildings, structures, roadways and driveways within 50 feet of the property.
3		✓		Acreage of the tract to the nearest tenth of an acre or square feet.
4		✓		Existing contours with datum referenced. Spot elevations at corners of proposed structures, paved areas and handicap ramps
5		✓		All lot lines, setback lines, the location and purpose of any easements, underground or overhead utility lines in any street which abuts the property.
6		✓		A parking and circulation plan showing the location and arrangement of vehicular access ways and the location, size and capacity of all parking and loading areas.
7		✓		A complete plan, including location, size and type of all plantings.
8		✓		Pavement construction detail, and any other construction detail necessary to construction
9		✓		Curbs, sidewalks and all other areas devoted to pedestrian use.
10		✓		Preliminary Architectural Floor Plans and Elevations signed and sealed by an architect licensed in the State of New Jersey.
11				Key map showing the location of the site within the Borough at a scale of no less than 1 inch equals 1000 feet.
12		✓		North Arrow, Scale written and graphic on each sheet.
13		✓		A complete site lighting plan, including location, size, type and wattage of all proposed fixtures.
14		✓		A copy of any protective covenant or deed restrictions applying to the tract to be developed shall be submitted along with the site plan. If no deed restrictions, covenants, easements exists, it shall be so noted on the plan.
15		✓		Any other information which is deemed to be necessary for the review of the plan by the Joint Land Use Board.

James M. Jones Applicant/owner

6/3/2022

SIGNATURE AND TITLE OF PERSON WHO PREPARED CHECK LIST.

DATE.

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company/Organization Morales Tax Services LLC

Is Company a Corporation? (Yes) ✓ (No) _____

Is Company a Partnership? (Yes) _____ (No) ✓

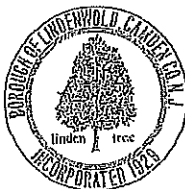
Please list any and all individuals who are "OWNERS" (full or part) of the Company/Organization, and if a Non-Profit Organization, list all "BOARD MEMBERS".

Name	Address	Title
<u>Harold U. Morales</u>	<u>112 Columbia Ave</u>	<u>CEO</u>
<u>Elba Morales</u>	<u>112 Columbia Ave</u>	<u>Partner</u>

The above information is true and correct to the best of my knowledge.

HM
Signature and Title

Harold U Morales R Owner
Please **PRINT** Name and Title



Borough of Lindenwold

15 N. White Horse Pike
Lindenwold, New Jersey 08021
Nancy DiDomenico
Phone: 856/ 783-2121 Ext. 223
Fax: 856/783-2540

BOROUGH OF LINDENWOLD

JOINT LAND USE BOARD

Consent by Owner

I certify that I am the Owner of the property which is the subject of this application and I hereby consent to the making of this application and the approval of the plans submitted herewith. I further consent to the inspection of the property in connection with this application as deemed necessary by the Municipal agency.

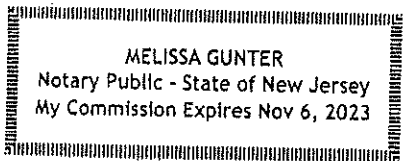
SWORN & SUBSCRIBED to before

me this 23 day of May, 2022

Melissa Gunter
(Notary)

Peter McCusker
(Signature) (Owner) (Date)

Peter McCusker
(Print Name)



VARIANCE APPLICATION FOR: VARIANCE (☒), USE VARIANCE (), WAIVER ()
MINOR SITE PLAN (), MAJOR SITE PLAN ()
MINOR SUBDIVISION (), MAJOR SUBDIVISION ()

KD Law
Haddonfield
Bernadette

APPLICATION NO. 11UB22-12

DATE SUBMITTED 6/16/22

Applicant's Name ABC Builders LLC

Address 2001 City Line Highway, Clayton, NJ 08201

Phone Number [REDACTED]

Name and address of Present Owner (IF OTHER THAN ABOVE)

Name _____

Address _____

Phone Number _____

Interest of Applicant if other than owner _____

Location of Site _____
Neighborhood or Section _____ Street _____

Block(s) 119 Lot(s) 1 Zone 6-1

Number of Proposed Lots 1 Area of entire Tract 140 x 83

DEVELOPMENT PLANS: Sell Lots Only (YES) _____ (NO) ☒
Construct Houses for Sale (YES) ☒ (NO) _____
Other _____

Proposed Density 150 x 75

Number of Dwelling Units per Net Acre * 1

*GROSS ACRE LESS AREA FOR RIGHT-OF-WAY, EASEMENTS AND OTHER IMPROVEMENTS.

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT.

Name TD Parks Corporation

Address 2001 City Line Highway, Clayton, NJ 08201

Phone Number [REDACTED]

[Signature]
Signature of Applicant

Borough of Lindenwold

VARIANCE APPLICATION

Applicant: Owner ☒ Tenant ☐

Name ALCO Home Builders, LLC Phone: (609) 426-1111

Address 201 College Drive, Suite 204, Cherry Hill, NJ 08001

NOTE: If tenant of property is applying for this variance, they must have written permission from the owner for submission to this Board.

Applicant is the owner of the following described property:

Lot 100, N. 1st Avenue, Lindenwold, NJ 08021, currently zoned R-1, subject to a pending application for a variance to allow for a change in use to a commercial use.

Block 119 Lot 1 Plate 1 Zone R-1

Existing use of Land or Building Residential

Proposed use of Land or Building Commercial, specifically a day care center

Use Variance required? No

Applicant requesting the following variance(s) from SETBACKS on:

Lot Size	Frontage	Front Setback	Rear Setback	Left Side Setback	Right Side Setback	Total Side Setback
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EXISTING 1.1 acres, 12,100 sq. ft., 120' frontage, 120' depth

REQUIRED 10' frontage, 10' depth, 10' side setbacks, 10' rear setback, 10' total side setback

PROPOSED 1.1 acres, 12,100 sq. ft., 120' frontage, 120' depth, 10' side setbacks, 10' rear setback, 10' total side setback

Where applicable: D.E.P. Wetland approval required: YES ☐ NO ☒

Other Variances requested: N/A

Has this property ever been the subject of an application before the Planning Board? No

Has this property ever been the subject of an application before the Zoning Board? No

If yes, please give reason None

[Signature]
Signature of Applicant

6-9-22
Date

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance Pool Waiver _____

Name of Applicant APCO Home Services, LLC

Address 2000 College Blvd, Suite 24, Lawrenceville, GA 30046

Phone Number [REDACTED]

Applicant is the OWNER (☒) TENANT () of the following described property:

Block(s) 109 Lot(s) 7 Plate _____

Present use of Land or Building Residential Home

Desired use of Land or Building Residential Home

NOTE: Has this Property ever been the subject of an application before the Planning Board No or Zoning Board No

If YES, Please give reason Applicant requested approval for home to have (the) use of (a) swimming pool and this is not allowed by the zoning code. The pool is a necessary part of the property.

Applicant desires the following **VARIANCE / WAIVER**

Applicant is requesting a Variance to be able to have the pool built on the property. The pool is a necessary part of the property.

[Signature]
Signature of Applicant

6-9-22
Date

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company / Organization: AKS & Home Textiles, LLC

Is Company a Corporation? (YES) ✓ (NO) _____

Name of State in which incorporated: Delaware

Is Company a partnership? (YES) _____ (NO) ✓

PLEASE list any and all individuals who are "OWNERS" (Full or Part) of the Company / Organization, and if a Non-Profit Organization, list all "BOARD MEMBERS"

Name	Address	Title
Rich Rosenberg	2024 College Ave. #201, Camden, NJ 08101	Chief / President
Augusta Collier	2024 College Ave. #201, Camden, NJ 08101	Executive Vice President

The above information is true and correct to the best of my knowledge

 Owner
Signature and Title

Rich Rosenberg Owner
Please **PRINT** Name and Title

Borough of Lindenwold

NOTICE OF PROPERTY OWNERS

In accordance with the requirements of the Borough of Lindenwold Zoning Ordinance and Section 40:55-44 of the revised Statutes of the State of New Jersey, you are hereby notified that a "Petition of Appeal" has been filed by the undersigned with the Secretary of the Joint Land Use Board and is available for examination in the office of the Secretary.

A public hearing will be conducted before the Joint Land Use Board in connection with this appeal in the Municipal Building on:

the 28 day of July, 2022 at 2 P.M.

PROPERTY INVOLVED

Street and No. 101 West Scott Avenue

Assessment Map: Plate _____, Zone R-1

Block(s) 117, Lot(s) 17

Present Use: Residential Home

Desired Use: Residential Home with front yard for flower garden

NATURE OF RELIEF OR VARIANCE DESIRED

Applicant is seeking a front yard variance to have a flower garden in the front of the property.

Signature of Applicant

6-9-22

Date

Address: 101 West Scott Avenue
Lindenwold, NJ 08031

Borough of Lindenwold

FORM FOR PUBLIC ADVERTISEMENT

Advertisement to appear in the newspaper at least (10) days prior to the Joint Land Use Board meeting and this will not include the meeting day. This notice must run for (1) day only.

NOTICE

Take notice that the undersigned has applied to the Joint Land Use Board of the Borough of Lindenwold for

a Bulk Warehouse to be built on the 3000 sq. ft. lot at 101 West South Avenue

To be built at 101 West South Avenue

Block(s) 47

Lot(s) 7

A public hearing will be held on July 27, 2012 - 6pm
Date Time

At the Municipal Building, at which time you may appear either in person or by attorney and present any objections you may have to this petition. This application and supporting documents are on file in the office of the Board Secretary and are available for inspection during normal business hours.

APCE Home Improvements LLC

Name of Applicant

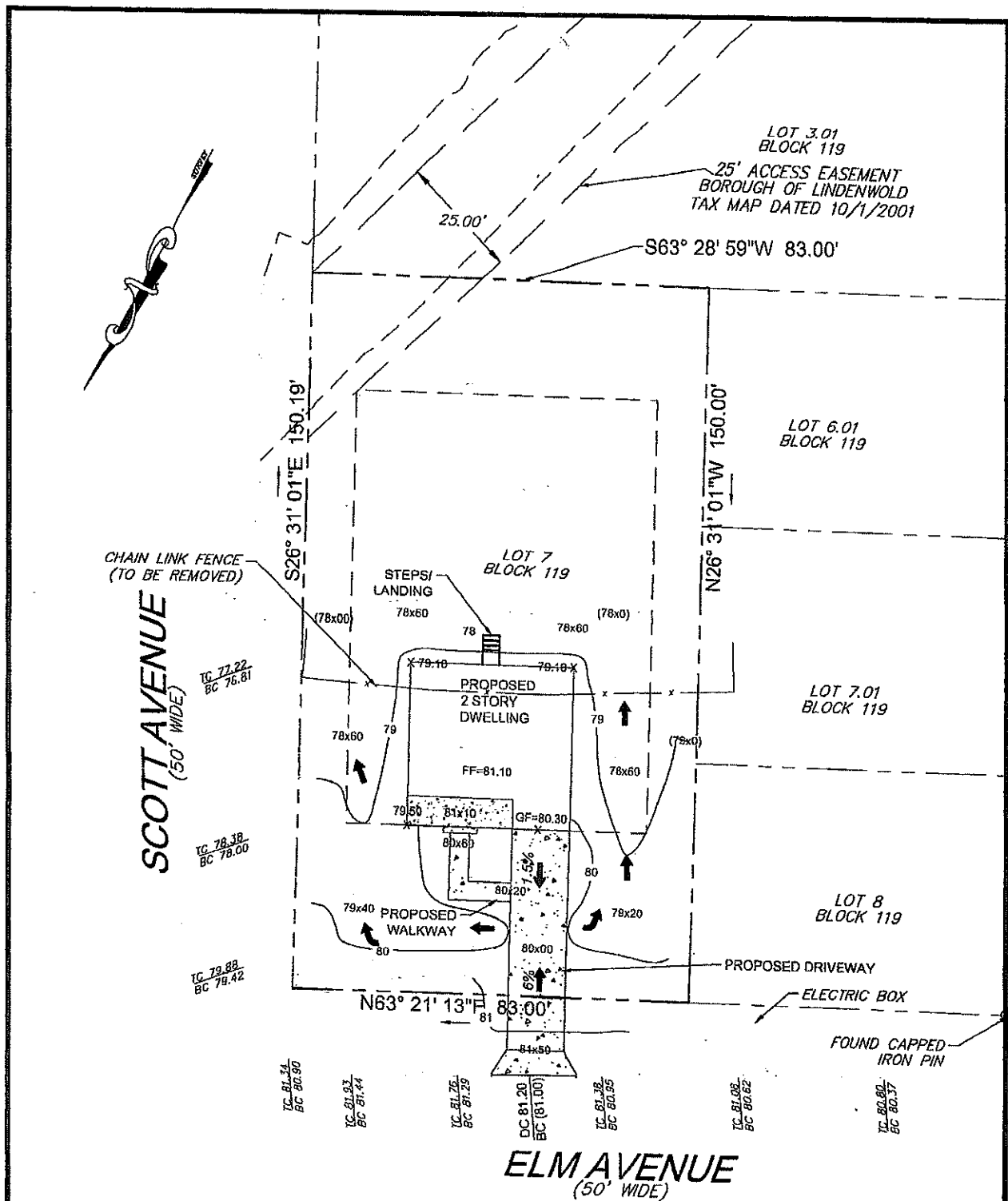
Address: 101 West South Avenue

Lindenwold NJ 08041

A-1

Google Maps 100 E Elm Ave





NOTES.

1. TRACT KNOWN AS LOT 7 BLOCK 119 AS SHOWN ON THE OFFICIAL TAX MAP OF THE BOROUGH OF LINDENWOLD. TOTAL AREA IS 0.29 ACRES ±.
2. BLOCK AND LOT NUMBERS TAKEN FROM THE OFFICIAL TAX MAPS OF THE BOROUGH OF LINDENWOLD.
3. PLANIMETRIC AND TOPOGRAPHIC FEATURES SHOWN BASED ON PLAN ENTITLED "TOPOGRAPHIC SURVEY" PREPARED BY TRI-STATE ENGINEERING AND LAND SURVEYING DATED 10/26/21. ELEVATIONS BASED ON NAVD 88.
4. THE PLAN WAS PREPARED FOR OBTAINING A BUILDING PERMIT ONLY, THE LICENSED PROFESSIONAL WHOSE SIGNATURE APPEARS HEREON ACCEPTS NO RESPONSIBILITY FOR ANY OTHER USE.
5. ALL DISTURBED LAND WITHIN OR ADJACENT TO THE WORK AREA WHICH IS THE RESULT OF THE CONTRACTOR'S OPERATION SHALL BE STABILIZED IN ACCORDANCE WITH THE STANDARDS FOR SOIL EROSION AND SEDIMENT CONTROL IN NEW JERSEY. ALL GRADING AND SOIL STABILIZATION SHALL BE COMPLETED IN THIRTY (30) DAYS FROM ISSUANCE OF THE PERMIT.

PLOT PLAN 101 WEST SCOTT AVENUE BLOCK 119, LOT 7 BOROUGH OF LINDENWOLD CAMDEN COUNTY, NEW JERSEY				 TRISTATE ENGINEERING AND SURVEYING, PC P.O. BOX 1304 BLACKWOOD, NJ 08012 OFFICE: (856) 877-8742 FAX: (856) 879-2024 www.tristatecivil.com		 JOSEPH A. MANCINI NEW JERSEY PROFESSIONAL ENGINEER LICENSE NO. 240E04578300	
PROJECT No: 21-101 CLARK DATE: 12/23/2021 SCALE: 1"=20' FIELD: JM DWN BY: AH CHECKED: JAM SHEET No: 1 OF 1							

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MAY 26, 2022 WAS CALLED TO ORDER AT 6:00 PM 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
MS. JOY JACKSON
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MS. HEATHER PROTICH
MR. JOE VANDERGRIFF

MEMBERS ABSENT:

COUNCILWOMAN LINDA HESS
MS. JANINE MASCIULLI
MS. NANCY DIDOMENICO

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-4, JC CUSTOM DESIGN & BUILD, BLOCK 261, LOT 1. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-5, LRD VENTURES, LLC, BLOCK 80, LOT 9. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-6, AHAMED, BLOCK 94, LOT 10. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-7, J. VALME, BLOCK 101.03, LOT 3. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-22-8
LUDOSA ENTERPRISES, LLC
602 E. MAPLE AVENUE
BLOCK 99, LOT 2
MINOR SITE PLAN
USE VARIANCE AND BULK VARIANCES
TO MAKE COFFEE SHOP WITH APARTMENT ON SECOND FLOOR

BOARD SOLICITOR STATING TO LET THE RECORD REFLECT SINCE THIS IS A USE VARIANCE MAYOR ROACH WILL RECLUSE HIMSELF. WITH THAT WE DO HAVE A (7) MEMBER BOARD HERE.

GEORGE BOTCHEOS, ESQ. – APPLICANT’S ATTORNEY

TIFFANY MORRISSEY – PLANNER
JIM CLANCY – PROJECT ENGINEER
RAY BRODGEN – ARCHITECT
JEFF HANSON – BOARD ENGINEER
LUIGI BASILE – APPLICANT
ALL SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANTS ENGINEER AND BOARD ENGINEER
(EXHIBIT A1 (PLANS), COFFEE SHOP, SIDEWALKS, TURNING, PARKING AREA RESURFACE)

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANTS ARCHITECT AND BOARD MEMBERS
(RENOVATING AND REHABING VACANT BUILDING INTO A COFFEE/BREAKFAST RESTAURANT, MAXIMUM OF 24 SEATS, MAINLY USED FOR TAKEOUT OF BREAKFAST & LUNCH, HAS AN APARTMENT ON THE SECOND FLOOR, STORAGE SPACE, EXISTING PATIO TO HAVE A COVERED PORCH, TO ADD AN ADDITION FOR THE KITCHEN AND PREP AREA, HANDICAP RAMP, NEW SIDING, NEW WINDOWS, SIGNAGE, PARKING)

DISCUSSION ON SEATING
(PROPOSING 4 COUNTER SEATS NOT 24 SEATS, NO TABLES)

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANTS PLANNER (MS. MORRISSEY REVIEWED APPLICATION MATERIALS, PROFESSIONAL SUPPORT AS WELL AS LOCAL ORDINANCES AND INSPECTED SITE AND SURROUNDING AREA, WE REQUIRE A USE VARIANCE TO MAINTAIN THE RESIDENTIAL APARTMENT ON THE SECOND FLOOR, THIS IS AN EXISTING RESIDENTIAL STRUCTURE WE ARE ADDING THE COMMERCIAL USE WHICH IS PERMITTED IN THE B1 ZONE WHICH WE ARE LOCATED, VARIANCES REQUIRED, PARKING)

DISCUSSION ON INSTALLING SIDEWALKS

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY, APPLICANT, BOARD ENGINEER, BOARD SOLICITOR AND BOARD MEMBERS
(NUMBER OF EMPLOYEES, HOURS OF OPERATION, DELIVERIES, FOOD PREP OPERATION, LANDSCAPING, TRASH, SECURITY SYSTEM, SIDEWALK INSTALLATION, DISPLAY OF APPLICANTS ANTIQUES, NO CATERING/PARTIES, WILL NOT EXPAND WITHOUT COMING BACK TO THE BOARD, TYPE OF FOOD (BREAKFAST, LUNCH (SALADS & SANDWICHES), DELIVERIES, DELIVERY SERVICES, PARKING FOR TENANT)

BOARD ENGINEER GOES THROUGH HIS REVIEW LETTER

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. VANDERGRIFF ENTERTAINED FOR A MOTION ON THE USE VARIANCE. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION ON THE BULK VARIANCES, MINOR SITE PLAN AND DESIGN WAIVERS. MR. DAWSON MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. JACKSON. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

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

MEETING ADJOURNED.

NANCY DIDOMENICO
BOARD SECRETARY

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JUNE 23, 2022 WAS CALLED TO ORDER AT 6:00 PM 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
MS. JANINE MASCIULLI
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. JOE VANDERGRIFF

MEMBERS ABSENT:

MS. JOY JACKSON
MR. JERMAINE JACKSON

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM MARCH 24, 2022. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS WITH EXCEPTION OF MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM APRIL 28, 2022. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MR. DAWSON AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

MR. VANDERGRIFF ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-22-8. MS. STRIPPOLI MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF MAYOR ROACH, COUNCILWOMAN HESS AND MS. MASCIULLI WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-22-9
MIKYUNG LEE
615 CHEWS LANDING ROAD
BLOCK 225, LOT 3
CHANGE IN USE
VACANT HAIR SALON & APARTMENT TO
ACUPUNCTURE CLINIC AND APARTMENT

MIKYUNG LEE – APPLICANT SWORN IN

JEFF HANSON – BOARD ENGINEER SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER AND APPLICANT IN REFERENCE TO
ENGINEER LETTER
(SIGNAGE, SECURITY, PARKING LOT)

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR, APPLICANT AND BOARD
MEMBERS
(FLOOR PLAN, MUST BE LICENSED, INSPECTIONS REQUIRED, NO OTHER EMPLOYEES AT THIS TIME,
INSURANCE PLANS, WILL HAVE A TRADE NAME)

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

BOARD SOLICITOR SUMS UP APPLICATION.

MR. VANDERGRIFT ENTERTAINED FOR A MOTION. MAYOR ROACH MADE THE MOTION TO APPROVE,
MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

APPLICATION JLUB-22-10
JOHN & GUS VANORE
825 BLACKWOOD-CLEMENTON ROAD
BLOCK 240 LOT 1.02
CHANGE IN USE
DRY CLEANERS TO RITA'S WATER ICE

COLLEEN BEZICH, ESQ. – ATTORNEY FOR APPLICANT

JOHN VANORE – APPLICANT (SWORN IN)

MS. BEZICH GIVES OVERVIEW OF HER CLIENTS APPLICATION

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANT, HIS ATTORNEY, BOARD ENGINEER AND
BOARD MEMBERS
(TYPE OF BUSINESS, HOW LONG HE HAS BEEN IN THIS BUSINESS, OWNER/OPERATOR, HOURS OF
OPERATION, DRIVE THROUGH, ENGINEERS TO WORK OUT FINAL DETAILS OF CURBING, SIDEWALK,
PATCH POT HOLES, SEAL COAT AND RE-STRIPE, DISCUSSION ON EASEMENT, TO ADD BOLLARDS FOR

SAFETY, PARKING, NUMBER OF EMPLOYEES, OUTSIDE SEATING, SECURITY SYSTEM, SIGNAGE, TRASH ENCLOSURE, DELIVERIES, PHASE 1, CHRISTMAS TREES WILL NOT BE SOLD WITHOUT COMING BACK TO THE BOARD FOR APPROVALS)

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

BOARD SOLICITOR SUMS UP APPLICATION

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

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY