

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, MAY 26, 2022 IN THE LINDENWOLD BOROUGH HALL.

1. CALL MEETING TO ORDER
2. SUNSHINE ANNOUNCEMENT
3. FLAG SALUTE
4. ROLL CALL
5. RESOLUTION:

JLUB-22-4
JC CUSTOM DESIGN & BUILD
BLOCK 261, LOT 1

JLUB-22-5
LRD VENTURES, LLC
BLOCK 80, LOT 9

JLUB-22-6
AHAMED
BLOCK 94, LOT 10

JLUB-22-7
J. VALME
BLOCK 101.03, LOT 3

6. NEW BUSINESS

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

7. OPEN MEETING TO THE PUBLIC
8. ADJOURNMENT

**LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 22-4**

IN THE MATTER OF JC CUSTOM DESIGN AND BUILD, LLC,	: : : : : : : :	JOINT LAND USE BOARD BOROUGH OF LINDENWOLD APPLICATION NO. JLUB 22-4 BLOCK 268, LOT 1 2512 EGG HARBOR RD., UNIT E2 GRANTED: April 28, 2022 MEMORIALIZED: May 26, 2022
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**A RESOLUTION GRANTING APPROVAL FOR A CHANGE OF USE AND WAIVER OF
MINOR SITE PLAN**

WHEREAS JC Custom Design and Build, LLC, maintaining an office at 2280 Auburn Avenue, Atco, New Jersey 08004 (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 designated as Unit "E-2" in a two building industrial complex located at 2512 Egg Harbor Road, Lindenwold, NJ, also known as Block 268, Lot 1 on the Official Tax Map of the Borough of Lindenwold (hereinafter the "Subject Property") for use as a custom wood fabrication business, 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, dated February 14, 2022 and signed by Colleen O'Neil, the Applicant's managing member;
- (2) Consent by Owner dated March 23, 2022, signed by Michael Janel, a member of MHSL, LLC, the Subject Property's owner;
- (3) Borough of Lindenwold Check List for Minor Site Plans;
- (4) Partial Survey and Plan of Premises, prepared by John McGlinchey, P.L.S., P.P. dated June 6, 2007 and last revised on June 21, 2017;
- (5) Borough of Lindenwold Affidavit of Ownership signed by Collen O'Neil, managing member of the Applicant;
- (6) Escrow Agreement dated March 28, 2022 and signed by Collen O'Neil on behalf of

the Applicant; and

(7) Borough of Lindenwold Tax Certification Form;

WHEREAS the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, C.M.E., of Environmental Resolutions Inc., by letter dated April 19, 2022;

WHEREAS, the Board on motion duly made and seconded agreed to hear the application with the stipulation that the escrow due on this application would be paid in cash the following day;

WHEREAS on April 28, 2022, a public hearing was conducted on this application with the Applicant being represented by counsel, Steven D. Janel, 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 managing member, Colleen O'Neil, and the Board Engineer, 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 a current tenant of Unit F in a three (3) unit industrial building having approximately 12,453 square feet of space and located in a two building industrial complex. situated at 2512 Egg Harbor Road, Lindenwold, New Jersey also known as Block 268, Lot 1 of the Official Tax Map of the Borough of Lindenwold (the "Subject Property"). The Applicant received approval on December 16, 2021 for a change of use and a waiver of minor site plan for its use and occupancy of Unit F as a wood fabrication business as set forth in the Board's Resolution No. 2021-10. The Applicant is proposing to expand its occupancy into an adjacent unit E-2, which was recently vacated by its prior tenant, IAO Entertainment, to allow for the expansion of its custom wood fabrication business. The Applicant is seeking approval for a change of use to allow for this expansion of its wood fabrication business into this new space and a waiver of minor site plan.

2. The Subject Property is situated within the I-1 (Industrial) Zoning District, where a wood fabrication shop is a permitted use pursuant to Borough Code §365-76-A(4). The Subject Property is bound on the west by South Jersey Gas CNG Fueling Facility, on the south by the Pennsylvania-Reading Seashore Rail Line, on the east by International Welding Supply and on the north, across Egg Harbor Road, by the Camden County Public Works. Unit "E2" has been recently created when the prior tenant IAO Entertainment vacated a portion of its leased property. The Applicant's current rental space along with this proposed expansion will provide the Applicant with space for a workshop having approximately 10,000 square feet of area. The Applicant introduced as

Exhibit A-1 a full survey of the Subject Property by John McGlinchey showing the building and grounds of the industrial complex.

3. The Applicant's proposed use will involve the fabrication of architectural millwork, cabinetry, countertops, stairs, beam and other custom woodworking and the installation of same off-site. The Applicant will also provide other accessory services as repairs, refacing and resurfacing items and custom painting. The business will have a maximum of six (6) employee including a part-time office assistant, along with Ms. O'Neil. The business will utilize typical woodworking equipment such as table saw, sanders and routers. The business has operating hours from Monday through Friday from 6:00 am to 4:30 pm, and on Saturday from 7:00 am to 2:30 pm. There will be no showroom and customers are seen off-site. The existing Unit F will be for production and the new proposed space, Unit E-2, will be for assemblage of the finished product.

4. In the Applicant's prior application before the Board, the Applicant presented a parking schematic which detailed that there were twelve (12) parking spaces appurtenant to this building to be shared by the sound studio in Unit F, and the expanded operation of the Applicant. The Applicant testified that this on-site parking is adequate for their parking needs. The Applicant will have one (1) box truck parked on site for deliveries. A dumpster is provided for their waste disposal.

5. The Applicant proposes no signage at this time. The Applicant anticipates making no exterior improvement to the Subject Property.

6. 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 or exterior renovations 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 the expanded business to the Lindenwold Police Department and to have the Borough Fire Official review the placement of the new dumpster for fire concerns and compliance with the Borough Code.

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, which grants the Board 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.

3. 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

4. The Board finds that change of use can be approved as the proposed use is a permitted use within the I-1, Industrial 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 28th day of April, 2022, upon motion duly made by Craig Wells and seconded by Mayor Richard Roach, Jr., 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 April 28, 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 submit the surveillance and 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

b. The Applicant shall submit the construction and placement of the new trash dumpster to the Borough of Lindenwold Fire Marshall for his approval and the submission of proof to the Board that this condition has been satisfied.

c. That the required escrow for this application would be paid no later than the day following this hearing.

3. The Applicant shall post all required inspection fees 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 in the new expanded space 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. 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, re 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.

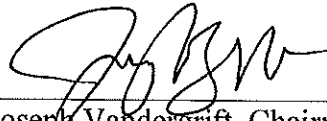
5. At any time after adoption of this Resolution should a party of interest appeal to the Board for an order vacating or modifying any term or condition set forth herein, upon a proper showing of materially misleading submission, material misstatement, materially inaccurate information or a material 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., Councilwoman Linda Hess, Joseph Vandergrift, Craig Wells, Joy Jackson, +Jermaine Jackson, Janine Masciulli and alternate Nancy DiDomenico
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 26th day of May, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on April 28, 2022.


NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB-22-5**

**IN THE MATTER OF
LRD VENTURES, LLC**

**: LAND USE BOARD
: BOROUGH OF LINDENWOLD
: APPLICATION NO. JLUB-22-5
: BLOCK 80, LOT 9
: 522 CHESTNUT AVENUE**

**GRANTED: April 28, 2022
MEMORIALIZED: May 26, 2022**

**A RESOLUTION GRANTING A USE VARIANCE FOR AN EXISTING TWO FAMILY
DWELLING IN THE R-1 ZONING DISTRICT**

WHEREAS LRD Ventures, LLC (hereinafter designated the "Applicant") maintain an office at 510 S. White Horse Pike, Lindenwold, New Jersey 08021, having submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the "Board") seeking to obtaining a use variance to allow a two-family dwelling located at Block 80, Lot 9 on the Tax Map of the Borough of Lindenwold, being commonly known as 522 Chestnut Avenue, Lindenwold, New Jersey (hereinafter the "Subject Property"), which property is owned by the Applicant;

WHEREAS the Subject Property is located within the Single-Family Detached Residential (R-1) Zoning District, which is regulated under §365-20 of the Municipal Code of the Borough of Lindenwold ("Borough Code") which does not allow for multi-family dwellings;

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

- (1) Borough of Lindenwold Joint Land Use Board Application for a Use Variance by the Applicant, dated March 21, 2022;
- (2) Notice to Property Owners and Form of Public Advertisement completed by the Applicant;
- (3) Borough of Lindenwold Joint Land Use Board Consent by Owner, signed by Marvin Waxman, Managing Member of the Applicant dated March 10, 2022;
- (4) Borough of Lindenwold Joint Land Use Board Affidavit of Ownership signed by Marvin Waxman, Managing Member of the Applicant, updated;

- (5) Borough of Lindenwold Tax Certification Form; and
- (6) CCMUA account statement;

WHEREAS, the Applicant appeared before the Board on April 28, 2022 with due notice and publication of said hearing having been given in accordance with New Jersey statutes, the Open Public Meetings Act, and the Municipal and Use Law, with a quorum being present, and the Applicant being represented by counsel Leonard Schwartz, Esquire; and

WHEREAS, the Board having heard the testimony of the Applicant and the testimony of the Board Engineer, G. Jeffrey Hanson, P.E., C.M.E., and having opened the hearing for public comments, and no one wishing to comment, and having heard the arguments of counsel for the Applicant, and having considered the application submitted and the Exhibits placed on the record;

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

FINDINGS OF FACT

1. The Subject Property is located at 522 Chestnut Street, Lindenwold, New Jersey and has been owned by the Applicant since 2019. The Subject Property is a 15,000 square foot lot on which is situated a two story, 1608 square foot frame dwelling, built around 1900, and having two (2) residential units, Unit A and Unit B, with each unit containing two (2) bedrooms and one (1) bath.

2. The Subject Property is located in the R-1 (Single Family Detached Residential) Zone which does not permit multi-family dwellings pursuant to Borough Code § 365-20A. The surrounding area is single family residential neighborhood with a few multi-family dwellings.

3. In support of its variance application, the Applicant indicated that it was his understanding when purchasing the Subject Property that the Subject Property had been approved as a two (2) unit residential dwellings and submitted Exhibits A-1 and A-2, which were respectively the Borough of Lindenwold, Housing Code Enforcement Office, Certificates of Approval and Continued Use Property Maintenance Inspection for Unit A on the first floor of the Subject Property and Unit B, the second floor unit on the Subject Property. The Applicant also introduced into evidence Exhibits A-3 and A-4 which were respectively, the Borough of Lindenwold Smoke Detector CO & Fire Extinguishers Certificates for Unit A and Unit B. The Applicant did admit that he did not seek to obtain any zoning verification on this duplex prior to purchasing the Subject Property.

4. It was noted that the issue of the unlawfulness of the two unit residential building was brought to the Applicant's attention as the Subject Property is under contract for sale as a two unit residential dwelling and a Certificate of Occupancy will not be issued unless a use variance is obtained. It was noted on the record that the Borough of Lindenwold has a new procedure in place that requires the Housing Office to check with the Zoning Officer before issuing any Certificate of Occupancy. No evidence was presented as to the historical use of the

Subject Property which could have established whether the duplex was in existence before the enactment of the zoning ordinance.

5. The Applicant maintains that the use is consistent with the neighborhood which does have a few multi-family dwellings. There is no detrimental effect on the surrounding area by this use and no changes are proposed to be made. The Subject Property has a large lot and is particularly suited for a two-family residence as it has been the way for many years with no complaints. There are no parking problem generated by these two (2) residential units as there is ample on-site parking available and a two car garage in the rear of the Subject Property. . It was noted that the Subject Property has an unpaved original driveway on the left that leads to the garages in the rear. There is also an unpaved area used as a driveway/parking area on the right of the residence, which is in violation of the Borough' design standards requiring all driveways to have either a concrete or bituminous surface.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this application for variance relief pursuant to authority granted by the Municipal Land Use Law, N.J.S.A. 40:55D-70 (d)(1), which grants the Board the power to grant a variance to allow for an unpermitted use.

2. The Board finds that there are "special reasons" to support the requested use variance. The Subject Property is particularly suited for its proposed use as the use has been existing for some time, there have been no detrimental impact on the surrounding area, the Subject Property's use is consistent with a few multi-family dwellings in the surrounding area and given the Subject Property large rear lot and two car garage, there is ample parking on-site to accommodate two households. The continuation of the existing duplex will advance the goals of zoning as set forth in N.J.S.A 40:55D-2(a) as the general welfare would be served by an additional residential rental given the general shortage in the rental housing market. Additionally, this use variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of the zone plan and zoning ordinance.

NOW THEREFORE, BE IT RESOLVED, that the motion duly made by Janine Masciulli and duly seconded by Jermaine Jackson that the application of the Applicant for a use variance from the provisions of §365-20A of the Borough Code to permit the use of the Subject Property as a multi-family dwelling with two (2) residential units. 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 April 28, 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 submitted 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. The Applicant shall remove the unlawful driveway to the right of the Subject Property and restore the lawn.

3. That the garages on-site shall be used solely for storage for the occupants of the two units on the Subject Property.

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

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 had 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, including but not limited to proper service and notice upon interested parties made in reliance on certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Borough pursuant to N.J.S.A. 340:55D-12, and publication of the notice of public hearing in this matter in accordance with the law.

7. The grant of the requested relief does not discharge the Applicant from all other duties associated with the ownership and use of the Subject Properties or other duties under the Lindenwold Code or other laws as it relates to the maintenance, licensing, condition of and any activities on the Subject Property or otherwise relating to the ownership of the Subject Property. These conditions of approval shall be binding upon the Applicant, the owner of the Subject Property, and any successors and/or assigns of same.

ROLL CALL VOTES ON MOTION TO GRANT A USE VARIANCE TO ALLOW FOR TWO-FAMILY DWELLING IN THE R-1 ZONING DISTRICT.

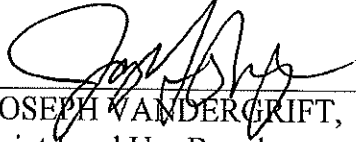
IN FAVOR: Joseph Vandergrift, Craig Wells, Joy Jackson, Jermaine Jackson, Janine Masciulli and alternate Nancy DiDomenico

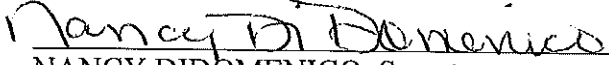
OPPOSED: None

ABSTENTION: None

RECUSED: Mayor Richard Roach, Jr., and Councilwomen Linda Hess

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 make available to all other interested parties.


JOSEPH VANDERGRIFF, 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 26th day of May, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on April 28, 2022.


NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB-22-6**

**IN THE MATTER OF
SHIRIN AHAMED**

**: LAND USE BOARD
: BOROUGH OF LINDENWOLD
: APPLICATION NO. JLUB-22-6
: BLOCK 94, LOT 10
: 436 E. LINDEN AVENUE**

**GRANTED: April 28, 2022
MEMORIALIZED: May 26, 2022**

**A RESOLUTION GRANTING A USE VARIANCE FOR AN EXISTING TWO FAMILY
DWELLING IN THE R-1 ZONING DISTRICT**

WHEREAS Shirin Ahamed (hereinafter designated the "Applicant") residing at 2 Tanglewood Drive, Gibbsboro, New Jersey 08026, having submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the "Board") seeking to obtaining a use variance to allow a two-family dwelling located at Block 94, Lot 10 on the Tax Map of the Borough of Lindenwold, being commonly known as 436 E. Linden Avenue, Lindenwold, New Jersey (hereinafter the "Subject Property"), which property is owned by the Applicant;

WHEREAS the Subject Property is located within the Single-Family Detached Residential (R-1) Zoning District, which is regulated under §365-20 of the Municipal Code of the Borough of Lindenwold ("Borough Code") which does not allow for multi-family dwellings;

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

- (1) Borough of Lindenwold Joint Land Use Board Application for a Use Variance signed by the Applicant and dated April 10, 2022;
- (2) Notice to Property Owners and Form of Public Advertisement completed by the Applicant;
- (3) Borough of Lindenwold Joint Land Use Board Consent by Owner, signed by the Applicant and dated April 7, 2022; and
- (4) Borough of Lindenwold Tax Certification and CCMUA Form;

WHEREAS the Applicant appeared before the Board on April 28, 2022 with due notice and publication of said hearing having been given in accordance with New Jersey statutes, the Open Public Meetings Act, and the Municipal and Use Law, with a quorum being present, and the Applicant, who appeared pro se; and

WHEREAS the Board having heard the testimony of Shirin Ahamed and the testimony of the Board Engineer, G. Jeffrey Hanson, P.E., C.M.E., and having opened the hearing for public comments, and no one wishing to comment, and having considered the application submitted;

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

FINDINGS OF FACT

1. The Subject Property is located at 1436 E. Linden Avenue, Lindenwold, New Jersey which the Applicant recently purchased in February, 2022 as a duplex. It is improved with a 1440 square foot, two story framed dwelling having a lower level residential unit with two (2) bedrooms and an upper level residential unit with three (3) bedrooms, having two separate entrances, which are situated on a 50 foot by 150 foot lot. The Subject Property is located in the R-1 (Single Family Detached Residential) Zone which does not permit multi-family residential units pursuant to Borough Code §365-20A. The Applicant is seeking a use variance permitting the continuation of the existing use of the Subject Property as a duplex as the Applicant intends to rent both units. The Applicant install a new driveway as the duplex had no on-site parking.

2. In support of their variance application, the Applicant testified that he was unaware of the fact that this duplex was not permitted when same was purchased as a duplex that the Subject Property has no outstanding violations, and no neighbor complaints. The Applicant did not produce any documentation reflecting any municipal inspections of the duplex. No evidence was presented as to the historical use of the Subject Property, which could have established whether the duplex was in existence before the enactment of the zoning ordinance.

4. The Applicant maintains that the use is consistent with the neighborhood which does have a few multi-family dwellings. There is no detrimental effect on the surrounding area by this use and no changes are proposed to be made except as may be required as part of this approval. The Subject Property has no off-street parking available for the rental units and as a condition of approval, the Applicant will construct a new driveway in compliance with Borough Code §365-93B requiring either an asphalt or concrete driveway and parking.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this application for variance relief pursuant to authority granted by the Municipal Land Use Law, N.J.S.A. 40:55D-70 (d)(1), which grants the Board the power to grant a variance to allow for an unpermitted use.

2. The Board finds that there are "special reasons" to support the requested use variance. The Subject Property is particularly suited for its proposed use as its use as a duplex

has been existing for some time, there have been no detrimental impact on the surrounding area, the Subject Property's use is consistent with a few multi-family dwellings in the surrounding area and given the Subject Property size, there is ample parking to accommodate two households. The continuation of the existing duplex will advance the goals of zoning as set forth in N.J.S.A 40:55D-2(a) as the general welfare would be served by an additional residential rental given the general shortage in the rental housing market. Additionally, this use variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of the zone plan and zoning ordinance.

NOW THEREFORE, BE IT RESOLVED, that the motion duly made by Craig Wells and duly seconded by Janine Masciulli that the within application for a use variance from the provisions of §365-20A of the Borough Code to permit the use of the Subject Property as a multi-family dwelling with two (2) residential units. 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 April 28, 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 submitted 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. The Applicant shall post all required inspection fees and shall keep the Applicant's escrow account for the review of this application current.

3. 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 had 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.

4. 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, including but not limited to proper service and notice upon interested parties made in reliance on certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Borough pursuant to N.J.S.A. 340:55D-12, and publication of the notice of public hearing in this matter in accordance with the law.

5. The grant of the requested relief does not discharge the Applicant from all other

duties associated with the ownership and use of the Subject Properties or other duties under the Lindenwold Code or other laws as it relates to the maintenance, licensing, condition of and any activities on the Subject Property or otherwise relating to the ownership of the Subject Property. These conditions of approval shall be binding upon the Applicant, the owner of the Subject Property, and any successors and/or assigns of same.

ROLL CALL VOTES ON MOTION TO GRANT A USE VARIANCE TO ALLOW FOR TWO-FAMILY DWELLING IN THE R-1 ZONING DISTRICT.

IN FAVOR: Joseph Vandergrift, Craig Wells, Joy Jackson, Jermaine Jackson, Janine Masciulli and alternate Nancy DiDomenico

OPPOSED: None

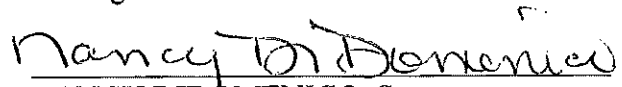
ABSTENTION: None

RECUSED: Mayor Richard Roach, Jr., and Councilwomen Linda Hess

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 make 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 26th day of May, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on April 28, 2022.



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB-22-7**

**IN THE MATTER OF
JACQUELINE VALME**

**: LAND USE BOARD
: BOROUGH OF LINDENWOLD
: APPLICATION NO. JLUB-22-7
: BLOCK 102.02, LOT 3
: 136 WALNUT AVENUE**

**GRANTED: April 28, 2022
MEMORIALIZED: May 26, 2022**

**A RESOLUTION GRANTING A USE VARIANCE FOR AN EXISTING TWO FAMILY
DWELLING IN THE R-1 ZONING DISTRICT**

WHEREAS Jacqueline Valme (hereinafter designated the "Applicant") residing at 110 Jasper Drive, Stockbridge, Georgia 30281 having submitted an application to the Borough of Lindenwold Joint Land Use Board (hereinafter designated the "Board") seeking to obtaining a use variance to allow a two-family dwelling located at Block 102.02, Lot 39 on the Tax Map of the Borough of Lindenwold, being commonly known as 136 Walnut Street Avenue, Lindenwold, New Jersey (hereinafter the "Subject Property"), which property is owned by the Applicant;

WHEREAS the Subject Property is located within the Single-Family Detached Residential (R-1) Zoning District, which is regulated under §365-20 of the Municipal Code of the Borough of Lindenwold ("Borough Code") which only allows for single family residences;

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

- (1) Borough of Lindenwold Joint Land Use Board Application for a Use Variance signed by the Applicant and dated April 5, 2022;
- (2) Notice to Property Owners and Form of Public Advertisement completed by the Applicant;
- (3) Borough of Lindenwold Joint Land Use Board Consent by Owner, signed by the Applicant and dated April 6, 2022;
- (4) Borough of Lindenwold Tax Certification and CCMUA Form;
- (5) List of 200 foot property owners and certified mail receipts;

(6) Courier Post Affidavit of Publication; and

(7) Letter of Representation dated April 20, 2022 and bearing the Applicant's notarized signature requesting that Samuel Valme, the Applicant's husband, represent her in the hearing on the application;

WHEREAS the Applicant appeared before the Board on April 28, 2022 with due notice and publication of said hearing having been given in accordance with New Jersey statutes, the Open Public Meetings Act, and the Municipal and Use Law, with a quorum being present, and the Applicant being represented by her husband, Samuel Valme, who appeared pro se; and

WHEREAS the Board by motion duly made and seconded permitted the Applicant's husband, Samuel Valme, to present this application;

WHEREAS the Board having heard the testimony of Samuel Valme and the testimony of the Board Engineer, G. Jeffrey Hanson, P.E., C.M.E., and having opened the hearing for public comments, and no one wishing to comment, and having considered the application submitted;

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

FINDINGS OF FACT

1. The Subject Property is located at 136 Walnut Street, Lindenwold, New Jersey and has been owned by the Applicant since 2004. The Subject Property was purchased by the Applicant as a duplex for investment purposes. This two story framed dwelling has a lower unit with four (4) bedrooms and an upper unit with two (2) bedrooms, which the Applicant's representative indicated have been renovated. The Subject Property is located in the R-1 (Single Family Detached Residential) Zone which only permits single family detached dwellings pursuant to Borough Code §365-20A. The Subject Property is under contract for sale and a Certificate of Occupancy will not be issued for the Subject Property as a duplex is not a permitted use. The Applicant is seeking a use variance permitting the existing use of the Subject Property as a duplex.

2. In support of their variance application, Mr. Valme testified that when the Subject Property was purchased, that he and the Applicant were unaware of the fact that this duplex was not permitted, that the Subject Property has been operated as a duplex for the 18 years of the Applicant's ownership, and that the Subject Property has no outstanding violations. Mr. Valme also testified that the Subject Property has been inspected yearly and the issue of it being an unlawful duplex was never brought to the Applicant's attention until they attempted to obtain a Certificate of Occupancy for the Subject Property for its sale. The Applicant did not produce any documentation reflecting those inspections. No evidence was presented as to the historical use of the Subject Property, which could have established whether the duplex was in existence before the enactment of the zoning ordinance.

3. It was noted that the Subject Property will need five (5) parking spaces per the Residential Site Improvement Standards. The driveway on the Subject Property is unpaved as is

the parking area for the tenant's vehicles. Pursuant to Borough Code §365-93B, the parking areas and driveways are to be paved with either asphalt or concrete, and the Subject Property's driveway and parking area will be required to be reconstructed to comply with these provisions and the standards imposed therein as a condition of approval. Given the size of the lot, the Board's Engineer opined that the new drive aisle and parking area would not exceed the impervious coverage requirements. It was also noted that the property is overgrown and will be required to be cleaned up as a condition of any such approval.

4. The Applicant maintains that the use is consistent with the neighborhood which does have a few multi-family dwellings. There is no detrimental effect on the surrounding area by this use and no changes are proposed to be made except as may be required as part of this approval. The Subject Property has a large lot and is particularly suited for a two-family residence as it has been that way for many years with no complaints. There are no parking problem generated by these two (2) residential units as there is ample grounds for on-site parking available on the Subject Property.

CONCLUSIONS OF LAW

1. The Board has jurisdiction over this application for variance relief pursuant to authority granted by the Municipal Land Use Law, N.J.S.A. 40:55D-70 (d)(1), which grants the Board the power to grant a variance to allow for an unpermitted use.

2. The Board finds that there are "special reasons" to support the requested use variance. The Subject Property is particularly suited for its proposed use as its use as a duplex has been existing for some time, there have been no detrimental impact on the surrounding area, the Subject Property's use is consistent with a few multi-family dwellings in the surrounding area and given the Subject Property large rear lot, there is ample parking to accommodate two households. The continuation of the existing duplex will advance the goals of zoning as set forth in N.J.S.A 40:55D-2(a) as the general welfare would be served by an additional residential rental given the general shortage in the rental housing market. Additionally, this use variance can be granted without substantial detriment to the public good and without substantially impairing the intent and purposes of the zone plan and zoning ordinance.

NOW THEREFORE, BE IT RESOLVED, that the motion duly made by Jermaine Jackson and duly seconded by Craig Wells that the within application for a use variance from the provisions of §365-20A of the Borough Code to permit the use of the Subject Property as a multi-family dwelling with two (2) residential units. 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 April 28, 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 submitted 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 Applicant shall construct a driveway and parking area on the Subject Property for the occupants of same, which shall be paved with either asphalt or concrete and constructed in accordance with the standards set forth in Borough Code Section 365-93. The plans for and the construction of the driveway and parking area shall be approved by the Board's engineer.

3. That the Applicant shall clean up site and remove all overgrown vegetation on the Subject Property to meet the Board's engineer's approval.

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

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 had 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, including but not limited to proper service and notice upon interested parties made in reliance on certified list of property owners and other parties entitled to notice, said list having been provided to the Applicant by the Borough pursuant to N.J.S.A. 340:55D-12, and publication of the notice of public hearing in this matter in accordance with the law.

7. The grant of the requested relief does not discharge the Applicant from all other duties associated with the ownership and use of the Subject Properties or other duties under the Lindenwold Code or other laws as it relates to the maintenance, licensing, condition of and any activities on the Subject Property or otherwise relating to the ownership of the Subject Property. These conditions of approval shall be binding upon the Applicant, the owner of the Subject Property, and any successors and/or assigns of same.

ROLL CALL VOTES ON MOTION TO GRANT A USE VARIANCE TO ALLOW FOR TWO-FAMILY DWELLING IN THE R-1 ZONING DISTRICT.

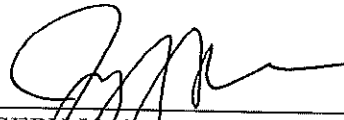
IN FAVOR: Joseph Vandergrift, Craig Wells, Joy Jackson, Jermaine Jackson, Janine Masciulli and alternate Nancy DiDomenico

OPPOSED: None

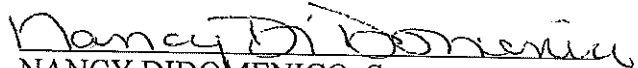
ABSTENTION: None

RECUSED: Mayor Richard Roach, Jr., and Councilwomen Linda Hess

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 make available to all other interested parties.



JOSEPH VANDERGRIFF, 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 26th day of May, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on April 28, 2022.



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

Borough of Lindenwold

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

APPLICATION NO. _____ DATE SUBMITTED _____

Applicant's Name Ludosa Enterprises LLC
Address P.O. Box 153
Somerdale, NJ 08083
Phone Number 856-924-4409

Name and address of Present Owner (IF OTHER THAN ABOVE)
Name same
Address _____
Phone Number _____

Interest of Applicant if other than owner _____

Location of Site 602 E. Maple Avenue
Neighborhood or Section _____ Street _____

Block(s) 99 Lot(s) 2 Zone B-2

Number of Proposed Lots One (1) Area of entire Tract 6,650 s.f.

DEVELOPMENT PLANS: Sell Lots Only (YES) _____ (NO) X
Construct Houses for Sale (YES) _____ (NO) X
Other Renovate existing structure for a coffee shop with breakfast service & a residential apt. on the 2nd floor

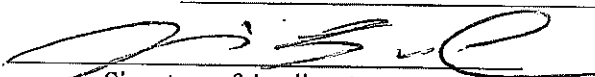
Proposed Density _____

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 James Clancy, P.E.
Address 601 Asbury Avenue
National Park, NJ 08063
Phone Number 856-853-7306


Signature of Applicant

Borough of Lindenwold

VARIANCE APPLICATION

Applicant: Owner ☒ Tenant _____

Name Ludosa Enterprises LLC Phone: (856) - 924-4409

Address P.O. Box 153
Somerdale, NJ 08083

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:
602 E. Maple Avenue, an existing two-story structure

Block 99 Lot 2 Plate _____ Zone B-2

Existing use of Land or Building Vacant

Proposed use of Land or Building coffee shop with breakfast service and residential apartment on second floor

Use Variance required? Yes

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
EXISTING	6,650	65.69	5.9	29.4		9.4	9.4
REQUIRED	10,000	100	30	25		10	
PROPOSED	6,650	65.69	5.9	29.4		9.4	

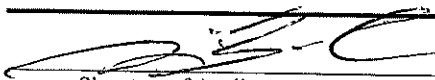
Where applicable: D.E.P. Wetland approval required: YES _____ NO ☒

Other Variances requested: use variance for residential apartment on second floor

Has this property ever been the subject of an application before the Planning Board? Unknown

Has this property ever been the subject of an application before the Zoning Board? Unknown

If yes, please give reason _____


Signature of Applicant

4-17-22
Date

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance Use and bulk Waiver _____

Name of Applicant Ludosa Enterprises LLC
Address P.O. Box 153
Somerdale, NJ 08083
Phone Number 856-924-4409

Applicant is the OWNER (☐), TENANT (☐) of the following described property:
Applicant is the Owner of the following described property: 602 E. Maple Avenue

Block(s) 99 Lot(s) 2 Plate _____

Present use of Land or Building Vacant

Desired use of Land or Building Coffee shop with breakfast service and residential apartment on second floor

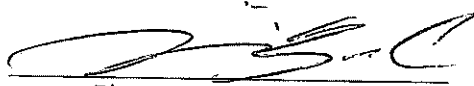
NOTE: Has this Property ever been the subject of an application before the Planning Board Unknown or Zoning Board Unknown

If YES, Please give reason _____

Applicant desires the following **VARIANCE / WAIVER**

(1) Use variance to permit a residential apartment on the second level of the subject premises; (2) Variances from area and yard requirements as follows: Minimum lot area - 6,650 s.f.* as opposed to 10,000 s.f.; Minimum lot frontage - 65.69 ft.* as opposed to 100 ft.; Minimum front yard - 5.9 ft.* as opposed to 30 ft.; Minimum side yard - 9.4 ft.* as opposed to 10 ft.

* pre-existing condition


Signature of Applicant

4/17/22
Date

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance ☒ _____

Waiver _____

Name of Applicant Ludosa Enterprises LLC

Address

P.O. Box 153

Somerdale, NJ 08083

Phone Number

856-924-4409

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

Applicant is the Owner of the following described property: 602 E. Maple Avenue, an existing two-story structure

Assessment Map: Plate _____ Block(s) ⁹⁹ _____ Lot(s) ² _____

Present use of Land or Building Vacant

Desired use of Land or Building Dual Use - coffee shop with breakfast service and upstairs apartment

NOTE: Has this property ever been the subject of an application before the

Planning Board Unknown

Zoning Board Unknown

If yes, please give reason _____

Applicant desires the following Variance/Waiver:

(1) Use variance to permit a residential apartment on the second level of the subject premises; (2) variances from area and yard requirements as follows:

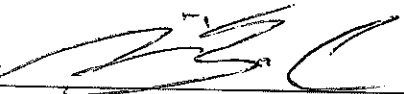
minimum lot area - 6,650 s.f.* as opposed to 10,000 s.f.; minimum lot frontage - 65.69 ft.* as opposed to 100 ft.;

minimum front yard - 5.9 ft.* as opposed to 30 ft.; minimum side yard - 9.4. ft.* as opposed to 10 ft.

* pre-existing condition

Date 4-17-22

Signature of Applicant





CHECK LIST

Details Required For

Minor Site Plans

Note: See Section 139-47.A-D of the Borough of Lindenwold Land Development Ordinance for further details of submission requirements and procedures.

Applicant Ludosa Enterprises, LLC
Address 602 E. Maple Avenue

Block 99 **Lot** 2

A Minor Site Plan is defined under Section 139-2 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	X			A complete application form and payment of the application fees and escrows, eighteen (18) copies.
2	X			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, eighteen (18) copies in accordance with the New Jersey Law governing professionals 7:40..
3	X			A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4	X			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	X			The zoning classification of the property, the tax plate, block and lot numbers, the owners and <u>applicant's</u> names and addresses shown on the plans.
2	X			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	X			Acreage of the tract to the nearest tenth of an acre or square feet.
4	X			Existing contours with datum referenced. Spot elevations at corners of proposed structures, paved areas and handicap ramps
5	X			All <u>lot</u> lines, setback lines, the location and purpose of any easements, underground or overhead utility lines in any street which abuts the property.
6	X			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			X	A complete plan, including location, size and type of all plantings.
8	X			Pavement construction detail, and any other construction detail necessary to construction
9	X			Curbs, sidewalks and all other areas devoted to pedestrian <u>use</u> .
10	X			Preliminary Architectural Floor Plans and Elevations signed and sealed by an architect licensed in the State of New Jersey.
11	X			Key map showing the location of the site within the Borough at a scale of no less than 1 inch equals 1000 feet.
12	X			North Arrow, Scale written and graphic on each sheet.
13			X	A complete site lighting plan, including location, size, type and wattage of all proposed fixtures.
14	X			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	X			Any other information which is deemed to be necessary for the review of the plan by the <u>Joint Land Use Board</u> .


4.27.22

 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 Ludosa Enterprises LLC

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

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

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
Luigi Basile	114 John James Audubon Way, Marlton, NJ 08053	Managing Member
Donna Basile	114 John James Audubon Way, Marlton, NJ 08053	Member

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


Signature and Title

Luigi Basile, Managing Member

Please **PRINT** Name and Title