

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, SEPTEMBER 23, 2021 IN THE LINDENWOLD BOROUGH HALL.

1. CALL MEETING TO ORDER

2. SUNSHINE ANNOUNCEMENT

3. FLAG SALUTE

4. SWEAR IN MEMBER:

JERMAINE JACKSON

5. ROLL CALL

6. APPROVAL OF MINUTES FROM AUGUST 26, 2021

7. RESOLUTION

JLUB-21-6
PRODIGY GAMES (RETAIL USE ONLY)
BLOCK 122, LOT 9

8. NEW BUSINESS

APPLICATION JLUB-21-7
UNITED PAVING
BANGOR AVENUE
BLOCK 257, LOT 1
USE VARIANCE

APPLICATION JLUB-21-6A
PRODIGY GAMES
110 N. WHITE HORSE PIKE
BLOCK 122, LOT 9
PARKING VARIANCE

9. OPEN MEETING TO THE PUBLIC

10. ADJOURNMENT

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, AUGUST 26, 2021 WAS CALLED TO ORDER AT 6:00 P.M. AT THE LINDENWOLD BOROUGH HALL.

SUNSHINE ANNOUNCEMENT

FLAG SALUTE

PRESENT:

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

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MR. CRAIG WELLS
MS. JOY JACKSON
MR. HOWARD DAWSON
MS. PAT STRIPPOLI
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. WALT LENKOWSKI

MEMBERS ABSENT:

MR. JOE VANDERGRIFT

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM JULY 22, 2021. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. DAWSON. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF COUNCILWOMAN HESS AND MS. STRIPPOLI WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-21-7
UNITED PAVING
BANGOR AVENUE
BLOCK 257, LOT 1
USE VARIANCE

BOARD SOLICITOR STATING THE APPLICANT HAS REQUESTED A POSTPONEMENT SINCE WE DO NOT HAVE A FULL BOARD. AS WE EXPLAINED AT THE LAST MEETING TO GET A USE VARIANCE YOU NEED A SUPER MAJORITY. HE WANTED ALL (7) OF THE BOARD MEMBERS WHO CAN VOTE TO BE HERE AND WE DON'T HAVE THAT. HE DOES HAVE THE DISCRETION TO POSTPONE THE APPLICATION UNTIL THERE IS A FULL BOARD PRESENT. HE WILL BE ON THE AGENDA FOR SEPTEMBER 23RD AND HE WILL NOT NEED TO RE-NOTICE.

A MEMBER FROM THE PUBLIC ASKING HOW MANY POSTPONEMENTS CAN THEY HAVE

BOARD SOLICITOR STATING THIS IS THE 2ND TIME, HE DEFERRED IN THE VERY BEGINNING WHEN WE WERE DOING EVERYTHING VIRTUALLY. HE DID NOT WANT TO PRESENT THE MATTER IN A REMOTE FASHION. A LOT OF ATTORNEYS OPT THAT WAY FOR A USE VARIANCE BECAUSE IT IS DIFFICULT.

MEMBERS OF THE PUBLIC ASKING QUESTIONS IN REGARDS TO APPLICATION
BOARD SOLICITOR ANSWERING QUESTIONS IN REGARDS TO PROCESS OF USE VARIANCE AND STATING THAT THE APPLICATION SHOULD NOT BE DISCUSSED AS IT HAS BEEN POSTPONED.

APPLICATION JLUB-21-6
PRODIGY GAMES
110 N. WHITE HORSE PIKE
BLOCK 122, LOT 9
CHANGE IN USE
EMPTY BUILDING TO STORE

MR. LENKOWSKI – STATING WE WILL BE TAKING A 10 MINUTE ADJOURNMENT

GARY BAILEY, ESQ. – ATTORNEY FOR APPLICANT

DAVID BARNES – APPLICANT SWORN IN
BOARD ENGINEER – SWORN IN

MR. BAILEY GIVING OVERVIEW OF APPLICATION
(RETAIL AND TOURNAMENTS)

BOARD SOLICITOR STATING TO MR. BARNES, IS WHAT YOUR ATTORNEY REPRESENTED IN TERMS OF THE USE OF THE PROPERTY CORRECT?

MR. BARNES STATING YES

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, BOARD SOLICITOR AND APPLICANT
(HOURS OF OPERATION, TYPE OF BUSINESS, RETAIL & TOURNAMENTS, KIDS ARE GENERALLY DROPPED OFF BUT PARENTS CAN STAY, THERE ARE TOURNAMENT FEES AND PRIZES ARE GIVEN (NO CASH), LENGTH OF TIME FOR TOURNAMENTS, NUMBER OF EMPLOYEES, NO COOKING, DO HAVE A MICROWAVE, PRIMARY USE IS PLAYING GAMES AND PRACTICING FOR TOURNAMENTS, DETERMINATION OF USE, PARKING, SQUARE FOOTAGE OF RETAIL SPACE, 2 OFFICES, 1 USED FOR STORAGE, SQUARE FOOTAGE FOR REST OF FACILITY, SECURITY SYSTEM, TRASH & RECYCLING, NUMBER OF PATRONS)

BOARD SOLICITOR STATING IT IS MY FEELING ON THIS IN TERMS OF THE CHANGE OF USE, I THINK WE SHOULD DEFER HEARING THIS TILL WE HAVE THE PARKING ISSUE ADDRESSED. BECAUSE YOU WOULD BE COMPLIANT IF YOU WERE DOING STRICTLY RETAIL. YOU ARE GOING TO BE DOING THE OTHER STUFF (TOURNAMENTS) AND WE HAVE NO WAY OF OVERSEEING THAT.

DISCUSSION ON PARKING VARIANCE AND REQUIRING A SURVEY

BOARD ENGINEER STATING TO APPLICANT WHAT WE ARE PROPOSING IS THAT THERE IS NO WAY THIS BOARD CAN GRANT THE APPROVAL FOR THE LOUNGE ASPECT, FOR TONIGHT IF THE BOARD IS IN FAVOR OF IT, YOU CAN CARRY ON WITH JUST THE RETAIL, YOU GET THE PARKING SITUATION SQUARED AWAY. YOU CAN'T RUN ANY TOURNAMENTS OR DO ANYTHING WITH THE LOUNGE UNTIL YOU COME BACK TO THE BOARD.

APPLICANT IS IN AGREEMENT

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

BOARD SOLICITOR STATING WE HAVE THE APPLICANT HERE TONIGHT AND THE APPLICATION IS FOR A CHANGE IN USE FOR RETAIL AND A GAMING LOUNGE. ALSO A WAIVER OF A SITE BOARD. THE BOARD HAS (2) OPTIONS HERE, WE CAN DENY THE APPLICATION OR WE CAN GRANT THE CHANGE OF USE BUT IT WOULD BE LIMITED TO THE RETAIL ASPECTS ONLY OF YOUR BUSINESS, THERE WOULD BE NO GAMING OPERATIONS, NO GAMING LOUNGE, NO TOURNAMENTS THERE. UNTIL SUCH TIME THE APPLICANT ADDRESSES VIA A PARKING VARIANCE, FOR THE NEED FOR ADDITIONAL PARKING. THE BOARD HAS TO DECIDE IF YOU WANT TO DO A LIMITED CHANGE OF USE TO LIMIT IT JUST TO THE RETAIL OR SAY NO BECAUSE WE WON'T BE ABLE TO MONITOR THE GAMING OPERATION AND WAIT FOR THE APPLICATION TO COME IN WITH THE FULL PARKING ASPECT ADDRESSED.

MR. LENKOWSKI ENTERTAINED FOR MOTION, MR. DAWSON MADE A MOTION TO LIMIT TO JUST THE RETAIL, MOTION SECONDED BY COUNCILWOMEN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY

**RESOLUTION OF MEMORIALIZATION
BOROUGH OF LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 21-06**

IN THE MATTER OF PRODIGY GAMES LLP,	: JOINT LAND USE BOARD : BOROUGH OF LINDENWOLD : APPLICATION NO. JLUB 21-06 : BLOCK 122, LOT 9 : 110 NORTH WHITE HORSE PIKE : : GRANTED: August 26, 2021 : MEMORIALIZED: September 23, 2021
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**A RESOLUTION GRANTING APPROVAL FOR A CHANGE OF USE AND WAIVER OF
MINOR SITE PLAN FOR THE PROPOSED RETAIL STORE ONLY**

WHEREAS, Prodigy Games, L.L.P., maintaining a place of business at 110 North White Horse Pike, Lindenwold, New Jersey 08021 (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 one story building located at 110 North White Horse Pike, also known as Block 122, Lot 9 on the Official Tax Map of the Borough of Lindenwold (hereinafter the "Subject Property"), to a retail store for the sale of games and the operation of a game lounge, 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 partner David Barnes and dated June 22, 2021;
- (2) Consent by Owner dated June 10, 2021, and signed by Michele Moffa Wall, Executrix of the Estate of Frank J. Moffa and Adeline J. Moffa, the title owners of the Subject Property;
- (3) Borough of Lindenwold Check List for Minor Site Plans and signed by the Applicant's partner David Barnes and dated June 22, 2021;
- (4) Borough of Lindenwold Affidavit of Ownership signed by the Applicant's partner David Barnes;

(5) Escrow Agreement dated June 22, 2021 and signed by the Applicant's partner David Barnes; and

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

WHEREAS, the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, CME, of Environmental Resolutions Inc., by letter dated July 13, 2021;

WHEREAS, on August 26, 2021, a public hearing was conducted on the application of the Applicant with the Applicant being represented by Gary L. Bailey, Jr., Esquire of Bailey & Associates, LLC;

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 presented by the Applicant and the Board Engineer, G. Jeffrey Hanson, PE, CME, and having heard the arguments of the Applicant's counsel, Gary L. Bailey, Esquire; and having opened the hearing for public comment and no member of the public spoke on this application, 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 tenant of a vacant one story brick building located at 110 North White Horse Pike, Lindenwold, New Jersey also known as Block 122, Lot 9 of the Official Tax Map of the Borough of Lindenwold (the "Subject Property"). The tenant is seeking approval for a change of use to allow for the operation of a retail store for the sale of various trading cards and video games and for the operation of a gaming lounge for hosting game play and tournaments. The Applicant is a partnership with David Barnes and Marcella Perry as partners. Ms. Perry attended the hearing but did not provide testimony.

2. The Subject Property is situated within the B-2 (Highway Business) District, where retail uses are a permitted use pursuant to Borough Code Section 365-58A and 365-67A allowing for the operation of a retail store. The Borough Code does not specifically permit gaming lounges, but it was noted that the game lounge could be characterized as a lodge for fraternal or social purposes which could be permitted under Brough Code Section 365-58D(4). The Subject Property is bound by an auto body/repair shop on the north side, a telecom contractor business on the south side, a vacuum center on the west side, and a dental office and Lindenwold's Municipal Building on the east side across the White Horse Pike. The Subject Property contains a total of nine (9) parking spaces, including one (1) handicapped accessible space. An interior one-way drive exists at the rear of the building with egress and ingress to West Maple Avenue.

3. The Applicant intends to operate this retail store and gaming lounge on Monday through Friday from 12:00 pm to 8:00 pm and on Saturday from 10:00 am to 10:00 pm. The lounge area will be utilized by the store's customers for game play. The lounge will host game tournaments during business hours and most tournaments will be conducted on the weekend. Participants will pay a \$5.00 to enter a tournament and the prizes awarded will be in the form of a retail store credits. The tournaments may extend for 3 to 4 hours. The Applicant estimates that the weekend tournaments will bring between 40-50 participants. The Applicant testified that any minors attending the gaming lounge would require adult supervision. The building is comprised of the retail space of approximately 1200 square feet with two (2) back offices and one (1) storage area. There will be no kitchen, but the Applicant intends to sell packaged snacks and drinks for tournament participants. The Applicant anticipates that the principal and his wife along with two (2) other employees will comprise the staff.

4. The Board Engineer indicated that the Applicant's proposed use as a gaming lounge in addition to a retail store would require at least twenty (20) parking space and the Subject Property has only nine (9) on-site parking spaces. It was noted that before the Board could consider the proposed change of use as a gaming lounge and whether same is a permitted use, the Applicant would be required to obtain a parking variance. The Applicant had not applied for nor provided notice of a parking variance. The Applicant did not provide a survey or plan as to how the traffic, both vehicle and pedestrian would circulate on-site on this small lot given the more intense use of the Subject Property contemplated by the gaming lounge.

5. The Applicant also indicated that the business would use the trash dumpster on the neighboring property for the business generated waste.

6. The Applicant requests the waiver of a site plan and the various requirements of a site plan as there are no exterior site improvements or exterior renovations to the Subject Property being proposed with this application. The Applicant stated that he intends to use the existing business identification sign for his business identification purposes.

7. The Applicant agrees to submit the security and surveillance system for the retail store to the Lindenwold Police Department, and to address the concerns noted in the Board's Engineer's review letter.

8. It was noted that the Applicant was already operating the proposed business at the Subject Property prior to the hearing and without the issuance of a Certificate of Occupancy. The Applicant was advised that the business must cease operation until a Certificate of Occupancy is issued.

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 as it relates to the proposed use of the Subject Property as a retail store only 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 for this retail store. The Board finds that the granting of the requested waiver of the requirement for a minor site plan as it related to the proposed use as a retail store would be a reasonable exercise of the Board's discretion.

5. The Board finds that change of use as a retail store for the sale of trading cards and video games can be approved as the proposed use is a permitted use within the B-2 (Highway Business) District, where retail uses are a permitted use pursuant to Borough Code Section 365-58A and 365-67A.

6. The Board cannot consider at this time the proposed use of the Subject Property as a gaming lounge without the Applicant applying for and receiving a parking variance for same as the Subject Property does not comply with the parking requirements set forth in Borough Code Section 365-93 an 365-94, nor can the Board waive the site plan required for this change of use with out the benefit of a plan or survey showing the parking configuration on-site and the vehicular and pedestrian traffic circulation on site for the Board's consideration.

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 26th day of August, 2021, upon motion duly made by Howard Dawson and seconded by Councilwomen Linda Hess that the portion of this application for an approval of the proposed change of use and waiver of site plan submission requirement as it relates to the retail store for the sale of trading cards and games only 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 August 26, 2021 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 proposed use of the Subject Property as a gaming lounge cannot be considered by the Board unless and until the Applicant applies for and receives a parking variance for the Subject Property and unless and until the Applicant provides a plan or survey showing the parking scheme and the traffic circulation on the Subject Property for the Board's consideration.

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

a. 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.

b. The Applicant shall address the overgrowth of vegetation along the front of the Subject Property.

c. 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 retail store 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, 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.

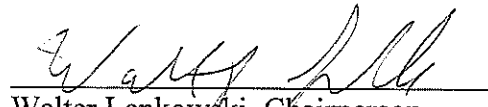
**ROLL CALL VOTES ON MOTION TO GRANT APPLICATION FOR APPROVAL OF
A CHANGE OF USE AND MINOR SITE PLAN WAIVER FOR THE RETAIL STORE:**

IN FAVOR: Mayor Richard Roach, Jr. Councilwoman Linda Hess, Walter Lenkowski,
Pat Strippoli, Craig Wells, Joy Jackson, and Howard Dawson

OPPOSED: None

ABSTENTION: None

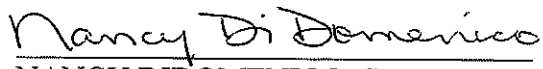
BE IT FURTHER RESOLVED that a certified copy of this Resolution of Memorialization be sent via regular mail to the Applicant within ten (10) days of the date of adoption, and a copy of this Resolution shall be filed with the Administrative Officer or Clerk of the Borough, Borough Construction Official,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


Walter Lenkowski, 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 day of September 23, 2021, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on August 26, 2021.


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. SLUB-21-6A DATE SUBMITTED 9/13/21

Applicant's Name David Barnes
Address 2441 PATTON STREET CAMDEN NJ 08104
(08104)
Phone Number [REDACTED] , OR [REDACTED]

Name and address of Present Owner (IF OTHER THAN ABOVE)
Name ESTATE OF FRANK J. MOFFA & ESTATE OF ADELIN J MOFFA
Address + J EST. MOFFA, MICHELE WALKER EXECUTRIX
P.O. BOX 423 BEDOMM PA, 19008
Phone Number [REDACTED]

Interest of Applicant if other than owner PARKING VARIANCE 9/NINE SPACES AVAILABLE

Location of Site 110 WHITE HORSE PIKE N LINDENWOLD NJ 08021
Neighborhood or Section Street

Block(s) 122 Lot(s) 9 Zone B-1

Number of Proposed Lots 1 Area of entire Tract _____

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

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 N/A
Address N/A
N/A
Phone Number N/A

David Barnes, Prolegy Barnes & P.
Signature of Applicant

Borough of Lindenwold

VARIANCE APPLICATION

Applicant: Owner _____ Tenant ☒

Name DAVID BARNES Phone: (609) - 888-8888

Address 110 NORTH WHITE HORSE PICE, LINDENWOLD
NJ, 08021

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:

N/A

Block 122 Lot # 9 Plate _____ Zone B-1

Existing use of Land or Building RETAIL HOBBY GAMING STORE

Proposed use of Land or Building RETAIL HOBBY GAMING STORE & GAMING LOUNGE

Use Variance required? PARKING; 9 AVAILABLE SPACES, REQUIREMENT 20 SPACES

Applicant requesting the following variance(s) from SETBACKS on: REQUIRED PARKING; PERMIS FOR ADDITIONAL PARKING

Lot Size	Frontage	Front Setback	Rear Setback	Left Side Setback	Right Side Setback	Total Side Setback
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EXISTING PARKING 9/NINE SPACES

REQUIRED PARKING 20 SPACES

PROPOSED SHARE AUTO SHOP PARKING SPACES; DEVELOPED AGREEMENT/SHARED PARK IN ADDITION PRODIGY GAMES CUSTOMER WILL NOT USE STREET PARKING S

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? N/A

Has this property ever been the subject of an application before the Zoning Board? N/A

If yes, please give reason N/A

David Barnes, Prodigy Games LLC.
Signature of Applicant

09/02/2021
Date

BOROUGH OF LINDENWOLD

JOINT LAND USE BOARD

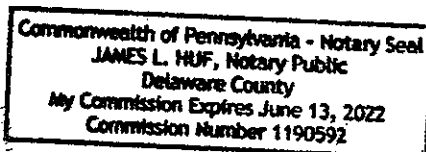
Consent by Owner

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 10 day of JUNE, 2021

James L. Huff
(Notary)



Michele Moffa Wall
10 June 2021
(Signature) (Owner) (Date)

Estate of Frank J. Moffa & Estate of Adeline J. Moffa

Michele Moffa Wall, Executrix

Michele Moffa Wall, Executrix

(Print Name)

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance PARKING VARIANCE Waiver _____

Name of Applicant DAVID BARNES ; PRODIGY GAMES LLP
Address 110 N. WHITE HORSE PIKE LINDENWOLD
NJ, 08021
Phone Number [REDACTED]

Applicant is the OWNER (), TENANT (☒) of the following described property:
110 N. WHITE HORSE PIKE LINDENWOLD NJ 08021

Block(s) 122 Lot(s) #9 Plate _____

Present use of Land or Building N/A UNTIL FURTHER AUTHORIZED

Desired use of Land or Building RETAIL HOBBY STORE & GAMING LOUNGE

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

If YES, Please give reason N/A

Applicant desires the following **VARIANCE / WAIVER**
PARKING VARIANCE ; LOCATION HAS 9 / NINE AVAILABLE
PARKING SPACES. REQUIREMENT OF 20 PARKING
SPACES.
TENTH + ADDITIONAL PARKING SPACES REQUIRED
AUTO CAR SHOP & PRODIGY GAMES LLP HAS MADE
AGREEMENT TO SHARE PARKING SPACES THAT ARE LOCATED
ON AUTO SHOP SECTION
IN ADDITION PRODIGY GAMES WILL NOT USE STREET PARKING

David Barnes, Prodigy Games LLP.
Signature of Applicant

09/02/2021
Date

Borough of Lindenwold

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company / Organization: PRODIGY GAMES L.L.P

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

Name of State in which incorporated: New Jersey

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

DAVID BARNES 2441 PATTON STREET CAMDEN NJ 08104, CO-OWNER
MARCELLA PERRY 2441 PATTON STREET CAMDEN NJ 08104, CO-OWNER

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

David Barnes Co-Owner & Marcella Perry Co-Owner
Signature and Title

DAVID BARNES CO-OWNER & MARCELLA S. PERRY CO-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 23 day of SEPTEMBER 2021 at 6 P.M.

PROPERTY INVOLVED

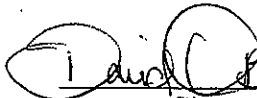
Street and No. 110 N. WHITE HORSE PIKE LINDENWOLD, NJ 08021
Assessment Map: Plate _____, Zone B-1
Block(s) 122, Lot(s) # 9

Present Use: N/A UNTIL AUTHORIZED

Desired Use: RETAIL HOBBY GAME STORE & GAMING LOUNGE / PARKING VARIANCE

NATURE OF RELIEF OR VARIANCE DESIRED

PARKING VARIANCE: LOCATION HAS 9 WIDE PARKING
SPACES AVAILABLE ON PROPERTY. REQUIREMENT OF 20
PARKING SPACES
PRODIGY GAMES LLP HAS MADE PARKING AGREEMENT WITH
AUTO SHOP. PARKING WILL BE ALLOWED ON HIS SECTION
IN-ADDITION PRODIGY GAMES LLP PROPOSE NO PARKING
ON STREET; WILL PROVIDE CUSTOMERS TO LEGAL PARKING
WITHIN 5-10 BLOCK RADIUS OF PRODIGY GAMES IF SHARED
PARKING SPACE FILLS UP

 PRODIGY GAMES LLP
Signature of Applicant

09/02/2021
Date

Address: 110 N. WHITE HORSE PIKE
LINDENWOLD NJ, 08021

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

PARKING VARIANCE, LOCATION (PRODIGY GAMES LLP) HAS
NINE (9) PARKING SPACES AVAILABLE, REQUIRES 20
PARKING SPACES.

PRODIGY GAMES LLP HAS ESTABLISHED A SHARED
PARKING AGREEMENT WITH NEIGHBORING BUSINESS
TY AND SONS AUTO REPAIR AND TOWING COMPANY/SHOP

To be built at 110 N. WHITE HORSE PIKE LINDENWOLD NJ 08021
Block(s) 122 Lot(s) #9

A public hearing will be held on SEPTEMBER 23, 2021 - 6:00 PM
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.

DAVID BARNES, PRODIGY GAMES LLP.
Name of Applicant

Address: PRODIGY GAMES LLP
110 N. WHITE HORSE PIKE LINDENWOLD NJ
08021 BLOCK 122, LOT #9

Borough of Lindenwold

BOROUGH OF LINDENWOLD

Tax Certification Form

NOTE***Address, Block and Lot must be filled out by the applicant

Address 115 NORTH WHITE HORSE PIKE LINDENWOLD, NJ 08021
Block(s) 122 Lot(s) 9
Assessed Owner ESTATE OF FRANK J. MOFFA & ESTATE OF ADELINE J MOFFA
MICHELE MOFFA WAIN EXECUTRIX

I hereby certify that the taxes on the above are paid as of 8/9/21
through 10/31/21, next quarter due on or before 11/1/21

[Signature]
Lindenwold Tax

9/2/21
Date

SEWER UTILITY

I certify that the above mentioned property pays \$ 278 - a year,
69.50 a quarter.

They are currently paid from 7/1/21 to 9/30/21
The next regular payment of 69.50 is due on or before 10/1/21

[Signature]
Lindenwold Sewer Utility

9/2/21
Date

CCMUA

I certify that the above mentioned property pays _____ a year,
_____ a quarter.

They are currently paid from _____ to _____
The next regular payment of _____ is due on or before _____

* see attached
CCMUA

9/2/21
Date

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

APPLICATION NO. 1008-1-7

DATE SUBMITTED 9/22/20

Applicant's Name United Paving Contractors, LLC - c/o William Williams

Address 707 First Avenue

Deptford, NJ 08096

Phone Number 856-374-2001

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

Name William Williams

Address 707 First Avenue

Deptford, NJ 08096

Phone Number [REDACTED]

Interest of Applicant if other than owner Tenant

Location of Site Intersection of Bangor Avenue and Derby Avenue

Bangor Avenue

Neighborhood or Section

Street

Block(s) 257

Lot(s) 1

Zone R-1

Number of Proposed Lots 1 (existing)

Area of entire Tract 1.96 acres +/- (85,377 SF)

DEVELOPMENT PLANS: Sell Lots Only

(YES) _____

(NO) X

Construct Houses for Sale

(YES) _____

(NO) X

Other Construct a commercial building (50'x100') with associated parking to offer paving services

Proposed Density N/A

Number of Dwelling Units per Net Acre * N/A

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

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT.

Name Michael E. Avila, P.E., P.P. - Avila Engineering, LLC

Address 228 West White Horse Pike - Suite B

Berlin, NJ 08009

Phone Number 856-809-2572

[Signature]
Signature of Applicant

Borough of Lindenwold

VARIANCE APPLICATION

Applicant: Owner _____ Tenant X _____

Name United Paving Contractors, LLC - c/o William Williams Phone: (856) - 374-2001

Address 707 First Avenue
Deptford, NJ 08096

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:

Applicant is not owner of property _____

Block 257 Lot 1 Plate _____ Zone R-1

Existing use of Land or Building Vacant wooded lot

Proposed use of Land or Building Commercial Use, Paving Services

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	85,377 sf	> 100 FT	N/A	N/A	N/A	N/A	N/A
REQUIRED	10,000 SF	100 FT	35 FT	25 FT	10 FT	15 FT	25 FT
PROPOSED	85,377 SF	>100 FT	35.50 FT	N/A	> 25 FT	N/A	> 25 FT

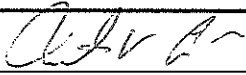
Where applicable: D.E.P. Wetland approval required: YES _____ NO X

Other Variances requested: No

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 N/A


Signature of Applicant

9/18/20
Date

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance Use Variance Waiver _____

Name of Applicant United Paving Contractors, LLC - c/o William Williams

Address 707 First Avenue

Deptford, NJ 08096

Phone Number 856-374-2001

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

1 Bangor Avenue

Lindenwold, NJ 08021

Block(s) 257 Lot(s) 1 Plate _____

Present use of Land or Building Vacant wooded lot

Desired use of Land or Building Commercial Use, Paving Services

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

If YES, Please give reason N/A

Applicant desires the following **VARIANCE / WAIVER**

Use Variance to allow a commercial use (paving services) in a residential zone.


Signature of Applicant

8/18/20
Date

AFFIDAVIT OF OWNERSHIP

"MUST BE COMPLETED AND RETURNED"

Name of Company / Organization: United Paving Contractors, LLC - c/o William Williams

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

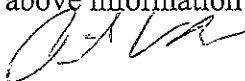
Name of State in which incorporated: N/A

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
<u>William Williams</u>	<u>707 First Avenue</u>	<u>President</u>

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


Signature and Title

William Williams
Please **PRINT** Name and Title

BOROUGH OF LINDENWOLD

TAX CERTIFICATION FORM

NOTE*** ADDRESS, BLOCK AND LOT MUST BE FILLED OUT BY APPLICANT

ADDRESS Bangor Ave
BLOCK(S) 257 LOT(S) 1

ASSESSED OWNER W. Williams

I HEREBY CERTIFY THAT THE TAXES ON THE ABOVE

ARE PAID ^{NOT} AS OF 8/1/21, THROUGH _____

NEXT QUARTER DUE 11/1/21

Karen S
TAX COLLECTOR

9/22/21
DATE

SEWER UTILITY

No Sewer

I CERTIFY THAT THE ABOVE MENTIONED PROPERTY

PAYS _____ A YEAR, _____ A QUARTER.

THEY ARE CURRENTLY PAID FROM _____ TO _____

THE NEXT REGULAR PAYMENT OF _____ IS DUE ON OR BEFORE _____

LINDENWOLD SEWER UTILITY

DATE

CCMUA

I CERTIFY THAT THE ABOVE MENTIONED PROPERTY

PAYS _____ A YEAR, _____ A QUARTER.

THEY ARE CURRENTLY PAID FROM _____ TO _____ THE NEXT REGULAR

PAYMENT OF _____ IS DUE ON OR BEFORE _____

CCMUA

DATE