

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, OCTOBER 28, 2021 IN THE LINDENWOLD BOROUGH HALL.

1. CALL MEETING TO ORDER
2. SUNSHINE ANNOUNCEMENT
3. FLAG SALUTE
4. ROLL CALL
5. APPROVAL OF MINUTES FROM SEPTEMBER 23, 2021
6. RESOLUTION

JLUB-21-7
UNITED PAVING
BLOCK 257, LOT 1

7. NEW BUSINESS

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

APPLICATION JLUB-21-8
SUNSATIONAL LANDSCAPING
1202 LAUREL ROAD
BLOCK 238, LOT 1.04
MINOR SITE PLAN

CORRESPONDENCE

FYI: LETTER FROM ELP
RE: ROSAMOND AVENUE

8. OPEN MEETING TO THE PUBLIC
9. ADJOURNMENT

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, OCTOBER 28, 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
MR. JOE VANDERGRIFT
MS. JOY JACKSON
MS. PAT STRIPPOLI
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. WALT LENKOWSKI

MEMBERS ABSENT:

MR. HOWARD DAWSON

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM SEPTEMBER 23, 2021.
MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN HESS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

MR. LENKOWSKI ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-21-7, UNITED PAVING, BLOCK 257, LOT 1. MR. WELLS MADE THE MOTION TO APPROVE, MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-21-8
SUNSATONAL LANDSCAPING
1202 LAUREL ROAD
BLOCK 238, LOT 1.04
MINOR SITE PLAN

DAVE CHERUBINI – APPLICANT
GREG FUSCO – APPLICANTS ENGINEER
SWORN IN

MR. FUSCO GIVES OVERVIEW - TYPE OF BUSINESS

BOARD ENGINEER GIVES OVERVIEW OF APPLICATION/REVIEW LETTER

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, APPLICANTS ENGINEER AND APPLICANT (LANDSCAPING BUFFER, DRIVEWAY AREA, TRUCKS, LIGHTING, PARKING, LOADING ZONE WAIVER, HOURS OF OPERATION, NUMBER OF EMPLOYEES, SOLID WASTE, SECURITY SYSTEM, STONE AREA USED FOR STAGING AND IT'S ROPED OFF, WILL COMPLY WITH STOP SIGN, STORM WATER MANAGEMENT, PHASING IN DEVELOPMENT)

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

BOARD SOLICITOR SUMS UP APPLICATION.

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

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

GARY BAILEY, ESQ. – APPLICANTS ATTORNEY
DAVID BARNES – APPLICANT

MR. BAILEY GIVES OVERVIEW OF APPLICATION

DISCUSSION ON PARKING AT TY & SONS AND TROTТА'S

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, BOARD SOLICITOR, APPLICANT AND BOARD MEMBERS
(TOTAL NUMBER OF PARKING SPACES, END TIME OF TOURNAMENTS, TOURNAMENTS (4) TO (5) TIMES A WEEK, SOME ARE DROP OFF, SOME CAR POOL, SECURITY SYSTEM, EASEMENT AGREEMENT)

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

BOARD SOLICITOR SUMS UP APPLICATION

MR. LENKOWSKI ENTERTAINED FOR A MOTION. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY COUNCILWOMAN 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

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, DECEMBER 16, 2021 IN THE LINDENWOLD BOROUGH HALL.

1. CALL MEETING TO ORDER
2. SUNSHINE ANNOUNCEMENT
3. FLAG SALUTE
4. ROLL CALL
5. APPROVAL OF MINUTES FROM NOVEMBER 22, 2021
6. RESOLUTION

JLUB-21-9
STRONGEST VERSION, LLC
BLOCK 267, LOT 8

7. NEW BUSINESS

APPLICATION JLUB-21-10
JC CUSTOM DESIGN & BUILD, LLC
2512 EGG HARBOR ROAD
UNIT F
BLOCK 271, LOT 1
CHANGE IN USE
RACE CAR BUSINESS TO WOODWORK FABRICATION

APPLICATION JLUB-21-11
MARY T. BEAUTY SUPPLY & MORE
593 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 58.05
CHANGE IN USE
VACANT TO BEAUTY SUPPLY STORE

8. OPEN MEETING TO THE PUBLIC
9. ADJOURNMENT

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, DECEMBER 16, 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
JENNIFER HARRIS, PE - BOARD ENGINEER

MEMBERS PRESENT:

MAYOR RICH ROACH
COUNCILWOMAN LINDA HESS
MR. JOE VANDERGRIFT
MS. JOY JACKSON
MR. HOWARD DAWSON
MR. JERMAINE JACKSON
MS. NANCY DIDOMENICO
MS. HEATHER PROTICH
MR. CRAIG WELLS

MEMBERS ABSENT:

MS. PAT STRIPPOLI

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE THE MINUTES FROM NOVEMBER 22, 2021. MR. VANDERGRIFT MADE THE MOTION TO APPROVE, MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF COUNCILWOMAN HESS WHO ABSTAINED. MOTION CARRIED.

MR. WELLS ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-21-10, STRONGEST VERSION, LLC, BLOCK 267, LOT 8. MR. VANDERGRIFT MADE THE MOTION TO APPROVE, MOTION SECONDED BY MAYOR ROACH. ROLL CALL WAS UNANIMOUS WITH THE EXCEPTION OF COUNCILWOMAN HESS WHO ABSTAINED. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-21-10
JC CUSTOM DESIGN & BUILD, LLC
2512 EGG HARBOR ROAD
UNIT F
BLOCK 271, LOT 1
CHANGE IN USE
RACE CAR BUSINESS TO WOODWORK FABRICATION

STEVEN JANEL, ESQ. – ATTORNEY FOR APPLICANT

COLLEEN O'NEILL – APPLICANT
SWORN IN

QUESTION AND ANSWER SESSION BETWEEN APPLICANT AND HER ATTORNEY
(DESCRIPTION OF BUSINESS, DELIVERIES, NUMBER OF EMPLOYEES, HOURS OF OPERATION, TYPE OF EQUIPMENT USED, NO SHOWROOM, PARKING, SCHEMATIC OF PARKING AREA SUBMITTED AS EXHIBIT A1, NO SIGNAGE, SECURITY SYSTEM)

BRIEF QUESTION AND ANSWER SESSION BETWEEN BOARD SOLICITOR, BOARD MEMBERS AND APPLICANT
(INVENTORY STORED, TRASH, FIRE DEPARTMENT TO DETERMINE LOCATION AND IF AN ENCLOSURE IS REQUIRED AS A CONDITION OF ANY APPROVAL)

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

BOARD SOLICITOR SUMS UP APPLICATION

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

APPLICATION JLUB-21-11
MARY T. BEAUTY SUPPLY & More
593 BLACKWOOD-CLEMENTON ROAD
BLOCK 240, LOT 58.05
CHANGE IN USE
VACANT TO BEAUTY SUPPLY STORE

BRUCE WARREN, ESQ. – ATTORNEY FOR APPLICANT

MARIE CHERISCA – APPLICANT
SWORN IN

QUESTION AND ANSWER BETWEEN APPLICANT AND HER ATTORNEY
(DESCRIPTION OF BUSINESS, HOURS OF OPERATION, NUMBER OF EMPLOYEES, CURRENTLY ONLINE SALES, SIGNAGE, TRASH, SECURITY SYSTEM)

QUESTION AND ANSWER SESSION BETWEEN BOARD ENGINEER, APPLICANT, APPLICANT'S ATTORNEY AND BOARD MEMBERS
(IF ANY CONSTRUCTION IS PLANNED, RETAIL ONLY, NO SERVICES SUCH AS FACIALS)

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

BOARD SOLICITOR SUMS UP APPLICATION

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

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

MEETING ADJOURNED

NANCY DIDOMENICO
BOARD SECRETARY

THE FOLLOWING WILL BE ON THE AGENDA FOR THE REORGANIZATION MEETING TO BE FOLLOWED BY THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, JANUARY 27, 2022 IN THE LINDENWOLD BOROUGH HALL.

REORGANIZATION MEETING

1. CALL MEETING TO ORDER
2. SUNSHINE ANNOUNCEMENT
3. FLAG SALUTE
4. SWEARING IN OF MEMBERS:

JERMAINE JACKSON
NANCY DIDOMENICO
JOY JACKSON
JANINE MASCIULLI
5. ROLL CALL
6. ACCEPT NOMINATION OF KATHLEEN MCGILL GASKILL, ESQ.
FOR BOARD SOLICITOR AS RECOMMENDED BY MAYOR AND COUNCIL
7. ACCEPT NOMINATION OF ENVIRONMENTAL RESOLUTIONS, INC. FOR
BOARD ENGINEER AS RECOMMENDED BY MAYOR AND COUNCIL
8. NOMINATIONS FOR CHAIRPERSON
9. NOMINATIONS FOR VICE-CHAIRPERSON
10. NOMINATIONS FOR SECRETARY
11. APPROVAL OF MEETING DATES, TIME AND LOCATION FOR THE
YEAR 2022

REGULAR MEETING

1. APPROVAL OF MINUTES FROM DECEMBER 16, 2021

RESOLUTIONS:

JLUB-21-10
JC CUSTOM DESIGN & BUILD
BLOCK 271, LOT 1

JLUB-21-11
MARY T. BEAUTY SUPPLY & MORE
BLOCK 240, LOT 58.05
2. ZONING REPORT FOR 2021

3. OPEN MEETING TO THE PUBLIC
4. ADJOURNMENT

**LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 21-10**

IN THE MATTER OF JC CUSTOM DESIGN AND BUILD, LLC,	: JOINT LAND USE BOARD : BOROUGH OF LINDENWOLD : APPLICATION NO. JLUB 21-10 : BLOCK 268, LOT 1 : 2512 EGG HARBOR ROAD, UNIT F : : GRANTED: December 16, 2021 : MEMORIALIZED: January 27, 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 "F" 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 and dated November 9, 2021;
- (2) Consent by Owner dated November 16, 2021, signed by Michael Janel, a member of MHSL, LLC, the Subject Property owner;
- (3) Borough of Lindenwold Check List for Minor Site Plans;
- (4) Survey and Plan of Premises, prepared by John McGlinchey, P.L.S., P.P. dated 6/21/2007 and last revised on 6/21/2017;
- (5) Borough of Lindenwold Affidavit of Ownership signed by Collen O'Neil, sole principal of the Applicant;

- (6) Escrow Agreement dated November 9, 2021 and signed by Collen O'Neil on behalf of the Applicant; and
- (7) Copy of the Tax Certification Form for the Borough of Lindenwold for the Subject Property;

WHEREAS, the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, CME, of Environmental Resolutions Inc., by letter dated December 6, 2021;

WHEREAS, on December 16, 2021, a public hearing was conducted on the application of the Applicant with the Applicant being represented by counsel, Steven D. Janel, Esquire and with Jennifer Harris, P.E. of Environmental Resolutions Inc. appearing on behalf of the Board's Engineer;

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

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

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

FINDINGS OF FACT

1. The Applicant is the prospective tenant of a vacant space in a two unit industrial building having approximately 12,453 square feet of space and located in an industrial complex. That industrial complex is situated on a 2.310 acre site, having two (2) building divided into a total of six (6) units for a total of 38,375 square feet of building space. This industrial complex is located at 2412 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 unit to be occupied by the Applicant is Unit "F" which consist of approximately 6,200 square feet of space. The Applicant is seeking approval for a change of use to allow for a custom wood fabrication business.

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 "F" of this industrial complex was recently occupied by EFX Tuning & Performance Auto Shop, which received change of use approval in October, 2017. The adjacent unit in this building, Unit "E," is presently occupied by a recording studio, which received approval in June, 2021.

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. All of the Applicant's work is generated from referrals. The business will have four (4) employees, and three (3) part-time employees. There will be full time installer(s) who will not be on-site other than to pick up the finished product for installation. The business will utilize typical woodworking equipment such as table saw, sanders and routers. The maximum number of employees on site at any given time will be three (3) employees. The business will have operating hours from Monday through Friday from 6:00 am to 2:30 pm. There will be no showroom and customers are seen off-site. There will be an area in the Unit designated for the storage of all raw materials.

4. The Applicant presented a parking schematic, marked into evidence at Exhibit A-1 which detailed that there are twelve (12) parking spaces appurtenant to this building to be shared by Unit "E" and "F." The Applicant maintain that they will need four (4) of these twelve (12) parking spaces for their employees. The Applicant proposes no signage at this time, and will provide a new dumpster for their waste disposal. The Applicant anticipates making no exterior improvement to the Subject Property. The Applicant is presently not contemplating signage for the Subject Property.

5. The Applicant requests the waiver of a site plan and the various requirements of a site plan as there are no additional exterior site improvements 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 this 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 16th day of December, 2021, upon motion duly made by Councilwoman Linda Hess and seconded by Joseph Vandergrift 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 December 16, 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 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.

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 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.

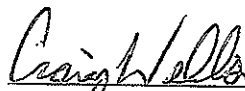
ROLL CALL VOTES ON MOTION TO GRANT APPLICATION FOR APPROVAL OF A CHANGE OF USE AND MINOR SITE PLAN WAIVER:

IN FAVOR: Mayor Richard Roach, Jr., Councilwoman Linda Hess, Craig Wells, Pat Strippoli, Joseph Vandergrift, Joy Jackson, Howard Dawson, Jermaine Jackson and Nancy DiDomenico

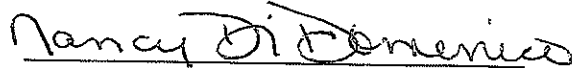
OPPOSED: None

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.



Craig Wells, Vice-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 27th day of January, 2022, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on December 16, 2021.



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J. Fegley, AICP, PP
Sec./Treas. & Sr. Vice President

William H. Kirchner, FE, CME, N-2
Vice President



Rakesh R. Darji, PE, PP, CME, CFM, Vice President
Harry R. Fox, NICET III, CPSI
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Joseph P. Orsino, Jr. CET
Marc H. Selover, LSRP, PG
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

December 6, 2021
49198 00

Re: JC Custom Design and Build, LLC
Minor Site Plan Waiver
Change of Use
2512 Egg Harbor Road, Unit F
Block 268, Lot 1
Borough of Lindenwold
Appl. # JLUB-21-10

Lindenwold Joint Land Use Board
Borough of Lindenwold
15 North White Horse Pike
Lindenwold, NJ 08021

Dear Board Members:

Our office has reviewed an application for a Minor Site Plan Waiver and Change of Use for JC Custom Design and Build, LLC. The Applicant has proposed use of a portion of an existing vacant space for a custom wood fabrication business. The space was most recently occupied by EFX Tuning & Performance Auto Shop, which received Board approval in October 2017.

The building is located in an industrial complex with two (2) buildings, comprising six (6) units and a total of 38,375 square feet (SF) of building space. The building that is the subject of this application comprises two (2) units within the northernmost building. The activities proposed in this application will take place in Unit F of the building, which comprises approximately 6,200 SF. IAO Entertainment, LLC received approval at the June 24, 2021 Joint Land Use Board (JLUB) meeting to operate a recording studio with community programs within the adjacent unit within the same building (Unit E). The building fronts on the south side of Egg Harbor Road. It is situated within the I-1 (Industrial) Zoning District and has a total area of 2.95 acres (Ac.). The site is bound by South Jersey Gas CNG Fueling Facility on the west side, the Pennsylvania-Reading Seashore Rail Line on the south side, International Welding Supply on the east side and the Camden County Public Works Complex on the north side across Egg Harbor Road. The Applicant is seeking a change of use to the custom wood fabrication shop use. The stated proposed use is permitted in the I-1 Zone pursuant to Sections 365-76-A(4) of the Borough Code.

The following information has been provided by the Applicant:

1. Borough of Lindenwold Joint Land Use Board Application, prepared by Applicant, dated November 9, 2021.
2. Affidavit of Ownership, prepared by Colleen O'Neill.
3. "Survey of Plan and Premises", prepared by John J. McGlinchey, PLS, dated November 6, 2007 and last revised June 21, 2017.

4. Consent by Owner Form, prepared by Mike Janel, Property Owner, dated November 16, 2021.

Completeness Review (Section 139-47F)

Our office has reviewed the submitted materials for completeness and has no objection to the Board deeming the Application complete, provided that the information requested in this letter is provided to our office in advance of the Board hearing and/or covered by testimony provided by the Applicant at the Board Hearing.

The following are waivers required by this application:

1. Minor Site Plan: *We have no objection to the Site Plan Waiver provided that the Applicant provide all of the information requested in this review letter to the satisfaction of our office and the Board.*

General Comments

1. The Applicant should be prepared to provide testimony to the Board regarding the hours of operation, the nature of the activities proposed in the space, and the maximum number of employees, clients and other persons expected to be occupying the space at any one time.
2. The Applicant should provide testimony regarding the adequacy of the existing parking facilities for the anticipated demand.
3. Several conditions were placed upon the Applicant that received JLUB approval on June 24, 2021 for the recording studio that is located in adjacent Unit E. Unit E is owned by the same entity that owns Unit F. It is recommended that any approval granted by this Board be conditioned upon satisfaction of the same conditions of the prior approval.
3. The Applicant should be prepared to provide testimony regarding the dimensions, color and style of any proposed business identification sign(s) at the Board hearing. The Applicant should be aware that the sign will be required to conform to the requirements of the Borough Code. If not, a variance will be required.
4. The Applicant has not provided any information regarding the proposed security and surveillance measures. We recommend that any approval of the application be conditioned upon approval of proposed security measures by the Borough Police Department.
5. Based upon our review of the materials submitted, our office has no objection to the granting of the Site Plan Waiver requested for this change of use provided the following conditions are met by this tenant:
 - a The Applicant complies with the improvements requested in this letter.
 - b The Applicant seeks approval from Lindenwold Police Department of proposed security and surveillance measures.

- c The signage from the proposed use does not require a variance from Borough Ordinance requirements.
- d All Permits and Approvals, as required, are sought and received.

Should you have any questions or require any additional information please contact me.

Sincerely yours,



G. Jeffrey Hanson, P.E., C.M.E.
Joint Land Use Board Engineer

cc: Colleen O'Neill, Applicant, JC Custom Design & Build, LLC, 2280 Auburn Avenue, Atco, NJ 08004
Steve Janel, Esquire, 2 Route 31 North, 2nd Floor, Pennington, NJ 08534
Mike Janel, PO Box 376, Pompton Lakes, NJ 07442
Nancy DiDomenico, JLUB Secretary
Wayne Hans, Construction Official
Kathleen McGill Gaskill, Esquire, Board Solicitor

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Borough of Lindenwold

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

BOROUGH OF LINDENWOLD

JOINT LAND USE BOARD

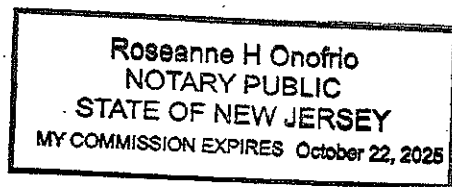
Consent by Owner

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

SWORN & SUBSCRIBED to before

me this 16 day of Nov, 2021

(Notary)



(Signature) (Owner) (Date)

(Print Name)

Borough of Lindenwold

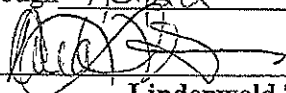
BOROUGH OF LINDENWOLD

Tax Certification Form

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

Address 2512 755 HARBOR RD
Block(s) 27-268 Lot(s) 1
Assessed Owner MABL LLC

I hereby certify that the taxes on the above are paid as of 10/18/21,
through 1/31/22, next quarter due on or before 2/1/22


Lindenwold Tax

Date

SEWER UTILITY - SEPTIC & WELL ON PROPERTY

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 _____

N/A
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 _____

N/A
CCMUA

Date

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR:

Minor Site Plan _____

Waiver _____

Variance _____

Amended Site Plan _____

~~CHANGE OF TENANT~~ _____

Application No. 12UB-21-10

Date submitted 11/9/21

*Applicant's Name Colleen O'Neill - JC Custom Design and Build LLC

Address 2280 Auburn Ave
Atco NJ 08004

Phone Number [REDACTED]

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

Name _____

Address _____

Phone Number _____

Interest of applicant if other than owner _____

Location of site 2912 Egg Harbor Rd, Lindenwold Unit F

Block(s) 271 208 Lot(s) 1 Zone _____

Number of proposed lots _____

Area of entire tract _____

Development Plans: Sell lots only (Yes) _____ (No) _____
Construct houses for sale (Yes) _____ (No) _____
Other _____

Proposed Density _____

Number of dwelling units per net acre* _____

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

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT

Name _____

Address _____

Phone Number _____

Signature of Applicant _____

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

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance _____

Waiver ☒ _____

Name of Applicant Colleen O'Neill - JC Custom Design and Build
Address 2280 Auburn Ave
Atco NJ 08004

Phone Number [REDACTED]

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

2512 Egg Harbor Rd, Lindenwold
Unit F

Assessment Map: Plate _____ Block(s) 271²⁶⁸ Lot(s) 1

Present use of Land or Building INDUSTRIAL ZONE

Desired use of Land or Building SAME - d/o change

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

If yes, please give reason _____

Applicant desires the following Variance/Waiver:

SITE PLAN WAIVER

Date _____ / 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 Colleen O'Neill JC Custom Design + Build LLC Block 271 Lot 1
 Address 2512 Egg Harbor Rd Lindenwold

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				A complete application form and payment of the application fees and escrows, eighteen (18) copies.
2	✓			An accurate site plan at a scale of not less than one (1) inch equals fifty (50) feet. The plan should be signed and sealed by a professional licensed in the State of New Jersey, eighteen (18) copies in accordance with the New Jersey Law governing professionals 7:40..
3	✓			A certificate from the Borough Tax Collector that no taxes or assessments are due or delinquent (tax search), two copies.
4				Camden County Planning Board Application, four (4) copies, if the proposed development will have any impact on a Camden County roadway or facility.

The following items are required on The Minor Site Plan:

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

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 JO CUSTOMER DESIGN & BUILDING

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

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

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

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

Colleen O'Neill - owner X
Signature and Title

Colleen O'Neill X
Please **PRINT** Name and Title

BOROUGH OF LINDENWOLD

AGREEMENT

THIS AGREEMENT MADE THIS 9th DAY OF Nov. 2021

BETWEEN Colleen O'Neill
(APPLICANT'S NAME)
X

HEREINAFTER REFERRED TO AS "APPLICANT" AND THE JOINT LAND USE BOARD OF THE BOROUGH OF LINDENWOLD, HEREINAFTER REFERRED TO AS "BOARD".

WHEREAS, APPLICANT IS CURRENTLY SEEKING (MINOR/MAJOR SITE PLAN, MINOR/MAJOR SUBDIVISION PLAN) FROM THE JOINT LAND USE BOARD OF THE BOROUGH OF LINDENWOLD AND;

WHEREAS, THE BOARD DESIRES TO ESTABLISH AN ESCROW WHEREBY WORK REQUIRED TO BE PERFORMED BY PROFESSIONALS EMPLOYED BY THE BOARD WILL BE PAID FOR BY THE APPLICANT AS REQUIRED UNDER THE PROVISIONS OF THE ORDINANCE OF THE BOROUGH OF LINDENWOLD, AND;

WHEREAS, BOTH PARTIES FEEL THAT IT IS APPROPRIATE TO REDUCE THIS UNDERSTANDING TO WRITTEN FORM.

WITNESSED:

IT IS MUTUALLY AGREED BETWEEN PARTIES THAT:

SECTION 1. PURPOSES

THE BOARD AUTHORIZES ITS PROFESSIONAL STAFF TO REVIEW, INSPECT, REPORT AND STUDY ALL PLANS, DOCUMENTS, STATEMENTS, IMPROVEMENTS, AND PROVISIONS MADE BY THE APPLICANT IN CONFORMING TO THE REQUIREMENTS OF THE BOROUGH ORDINANCES. THE BOARD DIRECTS ITS PROFESSIONAL STAFF TO MAKE ALL ORAL AND/OR WRITTEN REPORTS TO THE BOARD OF ITS CONCLUSIONS AND FINDINGS DERIVED FROM THE REVIEW, STUDY, INVESTIGATION AND LIKE OR SIMILAR DUTIES PERFORMED AS ELSEWHERE AUTHORIZED. THE APPLICANT AGREES TO PAY ALL REASONABLE PROFESSIONAL FEES INCURRED BY THE BOARD FOR THE PERFORMANCE OF THE DUTIES OUTLINED ABOVE.

SECTION 2. ESCROW ESTABLISHED

APPLICANT AND THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF THIS AGREEMENT HEREBY CREATE AN ESCROW TO BE ESTABLISHED BY THE BOARD IN A DEPOSITORY SELECTED BY THE BOARD.

SECTION 3. ESCROW FUNDED

APPLICANT BY EXECUTION OF THIS AGREEMENT SHALL PAY TO THE BOARD, TO BE DEPOSITED IN THE DEPOSITORY REFERRED TO IN SECTION 2, SUCH SUMS AS ARE REQUIRED. EXECUTION OF THIS AGREEMENT BY THE BOARD ACKNOWLEDGES RECEIPT OF THE SUMS REFERRED TO UNDER THIS PARAGRAPH.

SECTION 4. INCREASE IN ESCROW FUND

IF DURING THE EXISTENCE OF THIS ESCROW AGREEMENT THE FUNDS HELD BY THE ESCROW HOLDER SHALL BE INSUFFICIENT TO COVER ANY VOUCHER OR BILL SUBMITTED BY THE PROFESSIONAL STAFF AND REVIEWED AND APPROVED BY THE BOARD, APPLICANT SHALL WITHIN (14) DAYS FROM THE DATE OF RECEIPT OF WRITTEN NOTICE, DEPOSIT ADDITIONAL SUMS WITH THE ESCROW HOLDER TO COVER THE AMOUNT OF THE DEFICIT REFERRED TO ABOVE.

SECTION 5. TIME OF PAYMENT

THE PROFESSIONALS REFERRED TO IN THIS AGREEMENT UPON THE CONCLUSION OF THEIR SERVICES OR PERIODICALLY DURING PERFORMANCE OF THEIR SERVICES, SHALL SUBMIT VOUCHERS CONFORMING TO THE REQUIREMENTS ESTABLISHED BY THE BOARD FOR VOUCHERS OF THE TYPE AND KIND REFERRED TO UNDER THIS PARAGRAPH. SAID VOUCHERS SHALL INCLUDE THE AMOUNT OF ALL FEES AND COSTS INCURRED AS A RESULT OF THE SERVICES SET FORTH UNDER SECTION 1 OF THIS AGREEMENT.

SECTION 6. BOARD OF REVIEW

THE BOARD SHALL REVIEW THE VOUCHERS SUBMITTED BY THE PROFESSIONALS TO DETERMINE WHETHER THE SERVICES HAVE BEEN PERFORMED IN THE MANNER AND TO THE DEGREE REQUIRED BY THIS AGREEMENT. UPON MAKING A DETERMINATION THAT SAID SERVICES HAVE BEEN PERFORMED PROPERLY, THE BOARD SHALL PROCESS SAID VOUCHERS IN THE SAME MANNER AND UNDER THE SAME TERMS AS ARE

NORMALLY EMPLOYED FOR VOUCHERS SUBMITTED FOR WORK PERFORMED FOR THE JOINT LAND USE BOARD. AT THE CONCLUSION OF THIS PROCESSING, THE AMOUNTS SPECIFIED IN SAID VOUCHERS SHALL BE DEDUCTED BY THE ESCROW HOLDER FROM THE ESCROW ESTABLISHED PURSUANT TO THIS AGREEMENT.

SECTION 7. APPLICANT'S OBJECTION

THE APPLICANT SHALL HAVE THE RIGHT TO MAKE PERIODIC INSPECTIONS OF THE RECORDS MAINTAINED BY THE ESCROW HOLDER TO DETERMINE THE STATUS OF THE ESCROW AT ANY POINT IN TIME. WHERE THE APPLICANT OBJECTS TO THE PAYMENT OF ANY VOUCHER FROM THE ESCROW FUND, HE SHALL HAVE THE RIGHT TO APPEAL UPON (3) DAYS NOTICE TO ALL PROFESSIONALS, TO THE BOARD TO DETERMINE WHETHER THE PAYMENTS OR PAYMENT OBJECTED TO ARE PROPER. THE STANDARDS OF REVIEW TO BE UTILIZED BY THE BOARD IN DETERMINING WHETHER SAID PAYMENTS ARE PROPER, OR WHETHER THE FEES INCURRED ARE REASONABLE AND WHETHER THE WORK HAS BEEN PERFORMED PROPERLY.

SECTION 8. INTEREST ALLOCATIONS

ANY AND ALL INTEREST WHICH WOULD RESULT FROM OR ARISE OUT OF THE DEPOSITS BEING MADE AND HELD IN ESCROW BY THE APPLICANT SHALL REVERT TO THE USE AND ENJOYMENT OF THE ESCROW HOLDER AS COMPENSATION FOR THE SERVICES RENDERED IN CONNECTION WITH THIS ESCROW AGREEMENT.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THE DATE FIRST WRITTEN ABOVE.

* Collier Nair
APPLICANT'S SIGNATURE

Nancy DiDomenico
BOARD SECRETARY

**LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 21-11**

IN THE MATTER OF MARY CHERISCA DBA AS MARY T. BEAUTY SUPPLY	: : : : : : : : :	JOINT LAND USE BOARD BOROUGH OF LINDENWOLD APPLICATION NO. JLUB 21-11 BLOCK 240, LOT 58.05 593 BLACKWOOD-CLEMENTON RD GRANTED: December 16, 2021 MEMORIALIZED: January 27, 2022
--	--	---

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

WHEREAS, Mary Cherisca residing at 1341 Blackwood Clementon Road, Apartment 644, Clementon, 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 retail space located in the Laurelwood Plaza shopping center located at 593 Blackwood Clementon Road, Lindenwold, NJ, also known as Block 240, Lot 58.05 on the Official Tax Map of the Borough of Lindenwold (hereinafter the "Subject Property") for use as a retail beauty supply store, and (2) a waiver of the requirement for a minor site plan;

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

- (1) Borough of Lindenwold Joint Land Use Application prepared by the Applicant and dated November 18, 2021;
- (2) Consent by Owner dated November 17, 2021, signed by Mark L. Greco, managing member of MLG Realty, LLC, the Subject Property owner;
- (3) Borough of Lindenwold Check List for Minor Site Plans;
- (4) Survey of Premises, prepared by Jack R. Plasket, P.E. P.L.S., undated;
- (5) Borough of Lindenwold Affidavit of Ownership signed by the Applicant;
- (6) Escrow Agreement dated November 18, 2021 and signed by the Applicant;
- (7) Copy of the Tax Certification Form for the Borough of Lindenwold for the Subject

Property; and

- (8) An aerial picture of Laurelwood Plaza;

WHEREAS, the application was reviewed by the Board's Engineer, G. Jeffrey Hanson, PE, CME, of Environmental Resolutions Inc., by letter dated December 6, 2021;

WHEREAS, on December 16, 2021, a public hearing was conducted on the application of the Applicant with the Applicant being represented by counsel, Bruce K. Warren, Esquire and with Jennifer Harris, P.E. of Environmental Resolutions Inc. appearing on behalf of the Board's Engineer;

WHEREAS, the Board's Engineer by letter dated December 6, 2021 recommended that the application be deemed complete subject to the Applicant supplying the requested testimonial and/or documentary evidence;

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

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

FINDINGS OF FACT

1. The Applicant is the tenant of a vacant retail space located in the Laurelwood Plaza shopping center located at 593 Blackwood Clementon Road, Lindenwold, NJ, also known as Block 240, Lot 58.05 on the Official Tax Map of the Borough of Lindenwold (hereinafter the "Subject Property") which space was previously used as a pharmacy. That shopping center is also occupied by several businesses, to include Nvyee Wear Uniforms, Exclusive Barbershop, Gino's Pizza, Mega Business Center, A&H African & Jamaican Restaurant and Tripoli International Restaurant & Food Market. The site contains a total of forty-six (46) parking spaces including one (1) handicapped accessible space.

2. The Subject Property is situated within the B-1 (Neighborhood Business) Zoning District, where retail uses are permitted pursuant to Borough Code §365-58-A. The Subject Property is bound on the west by a similar retail plaza, bound on the east and south, across Blackwood Clementon Road by wooded undeveloped parcels; and bound on the north by a U-Haul self-storage facility.

3. The Applicant's proposes to use this retail space as a beauty supply store which will be operated under the trade name, Mary T. Beauty Supply Store and More, selling various beauty supply and beauty related products, such as perfumes. The store will operate Monday through Sunday from 10 am to 9:30 pm and will have two (2) employees. There will be no beauty related services provided just products. The Applicant intends to have an internet presence selling these products.

4. The Applicant proposes to make no exterior improvements to this space and to use the existing signage and the waste disposal receptacle furnished to the shopping center.

5. The Applicant requests the waiver of a site plan and the various requirements of a site plan as there are no additional exterior site improvements 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 this 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 B-1, Neighborhood Business Zoning District.

NOW THEREFORE, BE IT RESOLVED by the Joint Land Use Board of the Borough of Lindenwold, in the County of Camden and State of New Jersey, on the 16th day of December, 2021, upon motion duly made by Howard Dawson and seconded by Joseph Vandergrift 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 December 16, 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 approval and other relief granted herein to the Applicant are conditioned on the Applicant submitting the surveillance and security system plan for the retail space for review and approval by the Borough Police Department and the submission of proof to the Board that this condition has been satisfied.

3. That the approval and other relief granted herein are conditioned on the owner of the Subject Property addressing the debris and litter accumulation at the Subject Property as set forth in the Board's Engineer's letter of December 6, 2021.

4. 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 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.

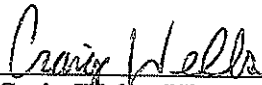
**ROLL CALL VOTES ON MOTION TO GRANT APPLICATION FOR APPROVAL OF A
CHANGE OF USE AND MINOR SITE PLAN WAIVER:**

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



Craig Wells, Vice-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 27th day of January, 2022, is a true copy of the action taken by the
Lindenwold Joint Land Use Board at its meeting held on December 16, 2021.



NANCY DIDOMENICO, Secretary
Joint Land Use Board
Borough of Lindenwold

Christopher J. Noll, PE, CME, PP
President & CEO

Barbara J. Fegley, AICP, PP
Sec./Treas. & Sr. Vice President

William H. Kirchner, PE, CME, N-2
Vice President



Rakesh R. Darji, PE, PP, CME, CFM, Vice President
Harry R. Fox, NICET III, CFSI
G. Jeffrey Hanson, PE, CME
Joseph R. Hirsh, PE, CME, CPWM
C. Jeremy Noll, PE, CME, CPWM
Joseph P. Orsino, Jr. CET
Marc H. Selover, LSRP, PG
Benjamin R. Weller, PE, CME, CPWM, S-3, C-3

December 6, 2021
49199 00

Re: Mary T Beauty Supply Store and More
Minor Site Plan Waiver and Change of Use
593 Blackwood-Clementon Road
Block 240, Lot 58.05
Borough of Lindenwold
Appl. # JLUB-21-11

Lindenwold Joint Land Use Board
Borough of Lindenwold
15 North White Horse Pike
Lindenwold, NJ 08021

Dear Board Members:

Our office has reviewed an application for a Minor Site Plan Waiver and Change of Use for Mary T Beauty Supply Store and More. The Applicant has proposed use of an existing vacant retail space for a beauty supply retail store at 593 Blackwood-Clementon Road (County Route #534) within the Laurelwood Plaza shopping plaza. The other spaces within the plaza are occupied by Nvyve Wear Uniforms, Exclusive Barbershop, Gino's Pizza, Mega Business Center, A&H African & Jamaican Restaurant and Tripoli International Restaurant & Food Market. The retail space that is the subject of this application was previously occupied by a pharmacy. The sizes of the proposed and existing concurrent uses have not been provided. The site contains a total of forty-six (46) parking spaces, including one (1) handicapped accessible space. The information submitted by the Applicant does not indicate that any interior or exterior improvements are proposed.

The strip mall fronts on the north side of Blackwood-Clementon Road. It is situated within the B-1 (Neighborhood Business) District. It is bound by a similar retail plaza on the west side; by wooded, undeveloped parcels area on the east side and south side across Blackwood-Clementon Road; and by a U-Haul self-storage facility on the north side. The Applicant is seeking a change of use to the retail use. Retail uses such as beauty supply stores are permitted in the B-1 Zone pursuant to Section 365-58-A of the Borough Code.

The following information has been provided by the Applicant:

1. Borough of Lindenwold Joint Land Use Board Application JLUB-21-11, prepared by Marie Cherisca, Applicant, dated November 18, 2021.
2. Minor Site Plan Checklist, prepared by Applicant.
3. Affidavit of Ownership, prepared by Marie Cherisca, Applicant.
4. Consent by Owner, prepared by Mark L. Greco, Property Owner, dated November 17, 2021.
5. Borough of Lindenwold Tax Certification Form.
6. Partial Property Survey, date and preparer not noted.

Completeness Review

Our office has reviewed the submitted materials for completeness and has no objection to the Board deeming the Application complete, provided that the information requested in this letter is provided to our office in advance of the Board hearing and/or covered by testimony provided by the Applicant at the Board Hearing.

The following are waivers required by this application:

1. Minor Site Plan: *We have no objection to the Site Plan Waiver provided that the Applicant provide all of the information requested in this review letter to the satisfaction of our office and the Board.*

General Comments

1. The Applicant should be prepared to provide testimony to the Board regarding the days and hours of operation of the business, the number of peak shift employees and general operational description of the store. The Applicant should also be prepared to provide testimony regarding delivery vehicle sizes, delivery times of day and frequencies.
2. The Applicant should provide testimony regarding any and all types of products that will be sold at the business and and/all other activities that may be expected to occur at the business.
3. The Applicant should provide testimony to the Board regarding how waste management will be handled at the store, trash pick-up frequency and recycling practices.
4. The Applicant should be prepared to provide testimony regarding the dimensions, color and style of the proposed business identification sign(s) at the Board hearing. The Applicant should be aware that the sign will be required to conform to the requirements of the Borough Code. If not, a variance will be required.
5. The Applicant has not provided any information regarding the proposed security and surveillance measures. We recommend that any approval of the application be conditioned upon review and approval of proposed security measures by the Borough Police Department.
6. A moderate accumulation of debris / litter was observed on the site, most notably along the easterly property line. The debris / litter shall be removed and properly disposed of.
7. The Applicant shall obtain a Certificate of Occupancy through the Borough Construction Office prior to the opening of the business.
8. Based upon our review of the materials submitted, our office has no objection to the granting of the Site Plan Waiver requested for this change of use provided the following conditions are met by this tenant:
 - a. The Applicant complies with the improvements requested in this letter.

49199 – Review #1
Lindenwold Joint Land Use Board

December 6, 2021
Page 3 of 3

- b The Applicant seeks approval from Lindenwold Police Department of proposed security and surveillance measures.
- c The proposed business identification signage does not require a variance from Borough Ordinance requirements.
- d The Applicant seeks and obtains a Certificate of Occupancy through the Borough Construction Office.
- e All Permits and Approvals, as required, are sought and received.

Should you have any questions or require any additional information please contact me.

Sincerely yours,



G. Jeffrey Hanson, PE, CME
Joint Land Use Board Engineer

cc: Marie Cherisca, 1341 Blackwood-Clementon Road, Apt. 644, Clementon, NJ 08021
Mark L. Greco, Property Owner, 4501 Route 42, Suite 2, Turnersville, NJ 08012
Bruce K. Warren, Esquire, Applicant's Attorney, 1085 Delsea Drive, Westville, NJ 08093
Nancy DiDomenico, Board Secretary
Wayne Hans, Construction Official
Kathleen McGill Gaskill, Esquire, Board Solicitor

File: G:\49000 - Lindenwold Borough\49199 - Review #1 - 12-06-21

Tax Certification Form

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

Address 593 Blackwood clementon Rd Lindenwold NJ
Block(s) 240 Lot(s) 58.05

Assessed Owner MLG Realty LLC

I HEREBY CERTIFY THAT THE TAXES ON THE ABOVE

Are paid as of 12/12/21, through 1/31/22

Next Quarter due 2/1/22

[Signature]
LINDENWOLD TAX

12/13/21
DATE

Sewer Utility

I CERTIFY THAT THE ABOVE MENTIONED PROPERTY

Pays 139- a year 34.75 a quarter

They are currently paid from 9/8/21 to 1/3/22
The next regular payment of 34.75 is due on or before 1/4/22

[Signature]
LINDENWOLD SEWER UTILITY

11/18/21
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

DATE

The one unit, quarterly charge, is \$88.00 per edu (equivalent dwelling unit). Each bill issued by our Authority covers three months of sewer service for your property.

The displayed account balance is updated every business day. If you need more information please contact customer service.

Account #: 220034078

Customer Name : MLG REALTY LLC

Property Address : 565-597 BLACKWOOD RD

Block : 240. **Lot :** 58. **05 Qualifier :**

Principal Due: \$0.00

Interest Due: \$0.00

Total Amount Due: \$0.00

30 Day Interest Calculation

Base Date: 2021-12-31

30 Day Interest: \$0.00

30 Day Total Amount Due: \$0.00

Next Quarterly Charge Due: \$352.00

On-line Bill Pay

You can pay on-line or you can pay by phone - call 1-800-966-7995.

A \$1.75 convenience fee applies for this service.

[Click Here to Pay Online](#)

Want to Pay in person?

[Our Office](#)

[The County Store](#)

Borough of Lindenwold

JOINT LAND USE BOARD APPLICATION FOR:

Minor Site Plan

Waiver ☒

Variance ☐

Amended Site Plan ☐

Date submitted 11/18/21

Application No: 21UB-21-11

Applicant's Name MARIE cherisca

Address 1341 Blackwood clementon Rd
Clementon NJ Apt 644 08021

Phone Number [REDACTED]

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

Name MARK GRESO

Address 4501 Route 42 Suite 2 Turnersville
NJ 08012

Phone Number [REDACTED]

Interest of applicant if other than owner _____

Location of site _____

Block(s) _____ Neighborhood or Section _____ Street _____
Lot(s) _____ Zone _____

Number of proposed lots _____

Area of entire tract _____

Development Plans: Sell lots only (Yes) _____ (No) _____
Construct houses for sale (Yes) _____ (No) _____
Other _____

Proposed Density _____

Number of dwelling units per net acre* _____

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

NAME AND ADDRESS OF PERSON PREPARING SKETCH PLAT

Name _____

Address _____

Phone Number _____

Signature of Applicant _____

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

Board Secretary _____ Borough of Lindenwold

Borough of Lindenwold

TO THE JOINT LAND USE BOARD PETITION FOR:

Variance _____

Waiver ☒ _____

Name of Applicant MARIE cherisea

Address 1341 Blackwood Clementon Rd
Appt 644 Clementon NJ 08021

Phone Number [REDACTED]

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

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

Present use of Land or Building 593 Blackwood Clementon Rd
Clementon NJ 08021 Empty

Desired use of Land or Building MARY T Beauty Supply And - more
RETAIL STORE

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

If yes, please give reason _____

Applicant desires the following Variance/Waiver:

Date _____ Signature of Applicant _____

CHECK LIST

Details Required For Minor Site Plans

Applicant MARIE chersco Block Lot
 Address 1341 Blackwood Clementon Rd Apt 644

A Minor Site Plan is defined as the following:

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

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

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

The following items are required on The Minor Site Plan:

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

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 MARY T BENTY Supply And more

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

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

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

Name

Address

Title

MARIE CHEURCA 1341 Blackwood elementon Rd owner

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

Chaurca Marie owner
Signature and Title

marie cheurca owner
Please **PRINT** Name and Title



Imagery Date: Apr 12, 2010

39°48'30.65" N

75°01'09.73" W

elev. 51 ft

Eye alt. 17468 ft

© 2010 Google

Google

Tax Account Maintenance

Notes: Exist

APR 2

Block: 240

Lot: 58-05

Qualifier:

Owner: MLG REALTY, LLC

Prop Loc: 585-597 BLACKWOOD RD

Account Id: 00003566

General		Assessed Value	Additional	Billing	Deductions	Balance	All Charges	Add/Omit	Notes
Year	Qtr	Type	Billed	Principal	Balance	Interest	Total	Balance	
2022	2		7,987.76		7,987.76	.00	7,987.76		
2022	1		7,987.76		7,987.76	.00	7,987.76		
2022		Total	15,975.52		15,975.52	.00	15,975.52		
2021	4		8,034.71		193.47	.19	193.66		
2021	3		8,034.71		.00	.00	.00		
2021	2		7,940.81		.00	.00	.00		

Other Delinquent Balances:

Interest Date: 11/18/21

Interest Detail

Other APR2 Threshold Amt:

Per Diem: .00

Last Payment Date: 11/16/2021

TOTAL TAX BALANCE DUE

Principal: 193.47

Penalty: .00

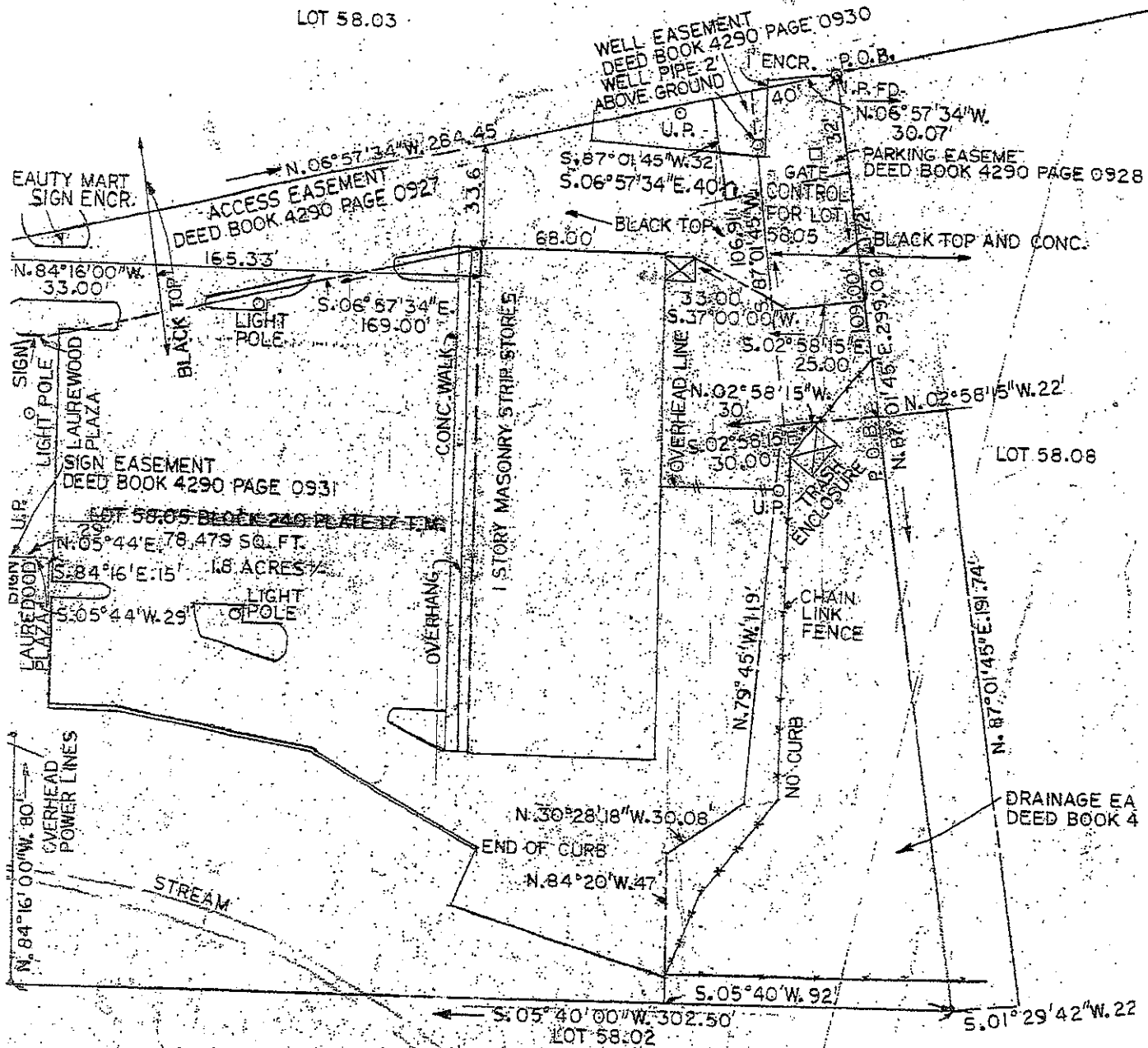
Misc. Charges:

Interest: .00

Total: 193.66

* Indicates Adjusted Billing in a Tax Quarter.

LOT 58.03



AD EASEMENT, DATED MAY 29, 1978,
WHICH MODIFIED A ROAD EASEMENT
246, PAGE 175, AND ALSO
ASEMENTS, DATED MAY 2, 1988,
21, 0922, 0923, 0924 AND 0925, AND
MENTS OF RECORD.

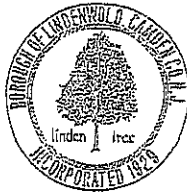
927.
928
EASEMENT DEED BOOK 4212 PAGE 0046
0929
30
31
D BOOK 4290 PAGE 0917 AND 0918

M.G.L. REALTY LLC
W.S.E.S. BANK, ITS SUCCESSORS
PILGRIM SERVICE TRAK NET

TO HIS INSUROR OF TITLE TO THIS PROPERTY
RELYING HEREON, IN CONSIDERATION OF THE
FEE PAID FOR MAKING THIS SURVEY (IF NO
FEE IS PAID THIS CERTIFICATION IS INVALID),
I HEREBY CERTIFY TO THE ACCURACY EXCEPT
SUCH EASEMENTS, IF ANY, THAT MAY BE
LOCATED BELOW THE SURFACE OF THE LANDS
OR ON THE SURFACE OF THE LANDS AND NOT
VISIBLE. THIS CERTIFICATION IS ISSUED
SOLELY TO THE HEREIN NAMED OWNER OR
PURCHASER FOR THIS TRANSACTION ONLY.

JACK R. PLASKET
PROFESSIONAL ENGINEER
& LAND SURVEYOR N.J. LICENSE #8508

HERBERT
LAND SURVEYOR, N.J. LICENSE



3

Borough of Lindenwold

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

BOROUGH OF LINDENWOLD

JOINT LAND USE BOARD

Consent by Owner

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

SWORN & SUBSCRIBED to before

me this 17 day of November, 2021

Denise M. Furness

(Notary)
DENISE M FURNESS
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES NOV. 15, 2024

MLG REALTY, LLC

Mark L. Greco 11/17/2021
(Signature) (Owner) (Date)

MARK L. GRECO

(Print Name)

BOROUGH OF LINDENWOLD

AGREEMENT

THIS AGREEMENT MADE THIS 18th DAY OF November 2021

BETWEEN MARIE CHASINEA
(APPLICANT'S NAME)

HEREINAFTER REFERRED TO AS "APPLICANT" AND THE JOINT LAND USE BOARD OF THE BOROUGH OF LINDENWOLD, HEREINAFTER REFERRED TO AS "BOARD".

WHEREAS, APPLICANT IS CURRENTLY SEEKING (MINOR/MAJOR SITE PLAN, MINOR/MAJOR SUBDIVISION PLAN) FROM THE JOINT LAND USE BOARD OF THE BOROUGH OF LINDENWOLD AND;

WHEREAS, THE BOARD DESIRES TO ESTABLISH AN ESCROW WHEREBY WORK REQUIRED TO BE PERFORMED BY PROFESSIONALS EMPLOYED BY THE BOARD WILL BE PAID FOR BY THE APPLICANT AS REQUIRED UNDER THE PROVISIONS OF THE ORDINANCE OF THE BOROUGH OF LINDENWOLD, AND;

WHEREAS, BOTH PARTIES FEEL THAT IT IS APPROPRIATE TO REDUCE THIS UNDERSTANDING TO WRITTEN FORM.

WITNESSED:

IT IS MUTUALLY AGREED BETWEEN PARTIES THAT:

SECTION 1. PURPOSES

THE BOARD AUTHORIZES ITS PROFESSIONAL STAFF TO REVIEW, INSPECT, REPORT AND STUDY ALL PLANS, DOCUMENTS, STATEMENTS, IMPROVEMENTS, AND PROVISIONS MADE BY THE APPLICANT IN CONFORMING TO THE REQUIREMENTS OF THE BOROUGH ORDINANCES. THE BOARD DIRECTS ITS PROFESSIONAL STAFF TO MAKE ALL ORAL AND/OR WRITTEN REPORTS TO THE BOARD OF ITS CONCLUSIONS AND FINDINGS DERIVED FROM THE REVIEW, STUDY, INVESTIGATION AND LIKE OR SIMILAR DUTIES PERFORMED AS ELSEWHERE AUTHORIZED. THE APPLICANT AGREES TO PAY ALL REASONABLE PROFESSIONAL FEES INCURRED BY THE BOARD FOR THE PERFORMANCE OF THE DUTIES OUTLINED ABOVE.

SECTION 2. ESCROW ESTABLISHED

APPLICANT AND THE BOARD IN ACCORDANCE WITH THE PROVISIONS OF THIS AGREEMENT HEREBY CREATE AN ESCROW TO BE ESTABLISHED BY THE BOARD IN A DEPOSITORY SELECTED BY THE BOARD.

SECTION 3. ESCROW FUNDED

APPLICANT BY EXECUTION OF THIS AGREEMENT SHALL PAY TO THE BOARD, TO BE DEPOSITED IN THE DEPOSITORY REFERRED TO IN SECTION 2, SUCH SUMS AS ARE REQUIRED. EXECUTION OF THIS AGREEMENT BY THE BOARD ACKNOWLEDGES RECEIPT OF THE SUMS REFERRED TO UNDER THIS PARAGRAPH.

SECTION 4. INCREASE IN ESCROW FUND

IF DURING THE EXISTENCE OF THIS ESCROW AGREEMENT THE FUNDS HELD BY THE ESCROW HOLDER SHALL BE INSUFFICIENT TO COVER ANY VOUCHER OR BILL SUBMITTED BY THE PROFESSIONAL STAFF AND REVIEWED AND APPROVED BY THE BOARD, APPLICANT SHALL WITHIN (14) DAYS FROM THE DATE OF RECEIPT OF WRITTEN NOTICE, DEPOSIT ADDITIONAL SUMS WITH THE ESCROW HOLDER TO COVER THE AMOUNT OF THE DEFICIT REFERRED TO ABOVE.

SECTION 5. TIME OF PAYMENT

THE PROFESSIONALS REFERRED TO IN THIS AGREEMENT UPON THE CONCLUSION OF THEIR SERVICES OR PERIODICALLY DURING PERFORMANCE OF THEIR SERVICES, SHALL SUBMIT VOUCHERS CONFORMING TO THE REQUIREMENTS ESTABLISHED BY THE BOARD FOR VOUCHERS OF THE TYPE AND KIND REFERRED TO UNDER THIS PARAGRAPH. SAID VOUCHERS SHALL INCLUDE THE AMOUNT OF ALL FEES AND COSTS INCURRED AS A RESULT OF THE SERVICES SET FORTH UNDER SECTION 1 OF THIS AGREEMENT.

SECTION 6. BOARD OF REVIEW

THE BOARD SHALL REVIEW THE VOUCHERS SUBMITTED BY THE PROFESSIONALS TO DETERMINE WHETHER THE SERVICES HAVE BEEN PERFORMED IN THE MANNER AND TO THE DEGREE REQUIRED BY THIS AGREEMENT. UPON MAKING A DETERMINATION THAT SAID SERVICES HAVE BEEN PERFORMED PROPERLY, THE BOARD SHALL PROCESS SAID VOUCHERS IN THE SAME MANNER AND UNDER THE SAME TERMS AS ARE

NORMALLY EMPLOYED FOR VOUCHERS SUBMITTED FOR WORK PERFORMED FOR THE JOINT LAND USE BOARD. AT THE CONCLUSION OF THIS PROCESSING, THE AMOUNTS SPECIFIED IN SAID VOUCHERS SHALL BE DEDUCTED BY THE ESCROW HOLDER FROM THE ESCROW ESTABLISHED PURSUANT TO THIS AGREEMENT.

SECTION 7. APPLICANT'S OBJECTION

THE APPLICANT SHALL HAVE THE RIGHT TO MAKE PERIODIC INSPECTIONS OF THE RECORDS MAINTAINED BY THE ESCROW HOLDER TO DETERMINE THE STATUS OF THE ESCROW AT ANY POINT IN TIME. WHERE THE APPLICANT OBJECTS TO THE PAYMENT OF ANY VOUCHER FROM THE ESCROW FUND, HE SHALL HAVE THE RIGHT TO APPEAL UPON (3) DAYS NOTICE TO ALL PROFESSIONALS, TO THE BOARD TO DETERMINE WHETHER THE PAYMENTS OR PAYMENT OBJECTED TO ARE PROPER. THE STANDARDS OF REVIEW TO BE UTILIZED BY THE BOARD IN DETERMINING WHETHER SAID PAYMENTS ARE PROPER, OR WHETHER THE FEES INCURRED ARE REASONABLE AND WHETHER THE WORK HAS BEEN PERFORMED PROPERLY.

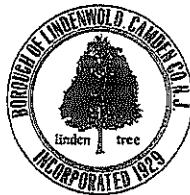
SECTION 8. INTEREST ALLOCATIONS

ANY AND ALL INTEREST WHICH WOULD RESULT FROM OR ARISE OUT OF THE DEPOSITS BEING MADE AND HELD IN ESCROW BY THE APPLICANT SHALL REVERT TO THE USE AND ENJOYMENT OF THE ESCROW HOLDER AS COMPENSATION FOR THE SERVICES RENDERED IN CONNECTION WITH THIS ESCROW AGREEMENT.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET THEIR HANDS AND SEALS THE DATE FIRST WRITTEN ABOVE.

cheuna morie
APPLICANT'S SIGNATURE

Nancy D. Domencia
BOARD SECRETARY



Borough of Lindenwold

15 N. White Horse Pike
Lindenwold, New Jersey 08021
Nancy DiDomenico
856-783-2121 Ext. 223
ndidomenico@lindenwold.net

January 3, 2022

Memo:

To: Joint Land Use Board

From: Nancy DiDomenico, Board Secretary

Re: Annual Report of Variance Applications – 2021

Two (2) Bulk Variances

Two (2) Use Variances

1. James Mayfield, OP1 zone, Use & Bulk Variances to construct Pole Barn
Application Approved
2. United Paving, R1 zone, Use Variance to Operate a Contractor's Yard
Application Denied
3. Prodigy Games, B2 zone, Bulk Variance for Parking
Application Approved