

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 22, 2026 IN THE LINDENWOLD BOROUGH HALL.

REORGANIZATION MEETING

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

CRAIG WELLS
COUNCILWOMAN LINDA HESS
KEITH POLIFRONE
WALTER LENKOWSKI
JOYETTE JACKSON

5. ROLL CALL
6. ACCEPT NOMINATION OF KATHLEEN MCGILL-GASKILL, ESQ.
FOR HOLDOVER 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. NOMINATION FOR CHAIRPERSON
9. NOMINATION FOR VICE-CHAIRPERSON
10. NOMINATION FOR SECRETARY
11. APPROVAL OF MEETING DATES, TIME AND LOCATION FOR YEAR 2026

REGULAR MEETING

1. APPROVAL OF MINUTES FOR DECEMBER 18, 2025
2. 2025 ZONING REPORT AND RECOMMENDATION FOR BOROUGH COUNCIL 1-2026
3. MASTER PLAN CONSISTENCY REVIEW
ORDINANCE AMENDING THE CHAPTER 190 LAND USE APPLICATION ESCROW AND DEPOSITS

4. RESOLUTION:

JLUB-25-16
CENTER FOR FAMILY SERVICES, INC.
717 CHEWS LANDING ROAD
BLOCK 238, LOT 1.05
MINOR SITE PLAN WAIVER/CHANGE OF USE

NEW BUSINESS

1. APPLICATION JLUB-26-01 **POSTPONED TILL 2/26/2026 MEETING**
SENSICO INVESTMENTS
223 CYPRESS AVE
BLOCK 134, LOT 2
MINOR SUBDIVISON/VARIANCE
2. OPEN MEETING TO THE PUBLIC
3. ADJOURNMENT

**BOROUGH OF LINDENWOLD
RESOLUTION 2026:27**

**A RESOLUTION RECOMMENDING THE APPOINTMENT OF KATHLEEN MCGILL
GASKILL AS THE SOLICITOR FOR THE JOINT LAND USE BOARD THROUGH
JANUARY 2026**

WHEREAS, there is a need for a Solicitor to the Joint Land Use Board for the Borough of Lindenwold.

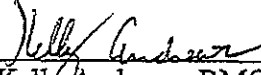
WHEREAS, Kathleen McGill Gaskill has informed the Mayor and Borough Council of her intent to retire in 2026 and no longer serve as Solicitor to the Joint Land Use Board; and

WHEREAS, the Borough of Lindenwold has issued a request for professional services to fill the position of Land Use Board Solicitor; and

WHEREAS, Kathleen McGill Gaskill, Esquire has consented to remain in the position until such time as a replacement Solicitor has been appointed.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Lindenwold, State of New Jersey appoint Kathleen McGill Gaskill, Esquire, as Solicitor to the Joint Land Use Board for the month of January 2026 and February 2026, or until a replacement Solicitor may be appointed; and extend her 2025 appointment and contract under the same terms and conditions, until such time as a new Joint Land Use Solicitor is appointed to fill the position.

ADOPTED by the Governing Body of the Borough of Lindenwold at their reorganization meeting held on January 7, 2026.


Kelly Andrews, RMC
Municipal Clerk

**BOROUGH OF LINDENWOLD
RESOLUTION 2026:21**

**A RESOLUTION RECOMMENDING THE APPOINTMENT OF AN ENGINEER
FOR THE JOINT LAND USE BOARD
(ENVIRONMENTAL RESOLUTIONS, INC)**

WHEREAS, the Borough of Lindenwold Joint Land Use Board has a need to acquire Joint Land Use Board engineering services; and

WHEREAS, the term of this contract is one year commencing January 1, 2026 and ending December 31st, 2026; and

WHEREAS, these engineering services expenses will be paid from escrow fees.

NOW, THEREFORE, BE IT RESOLVED that the Mayor and Borough Council of the Borough of Lindenwold recommends the Joint Land Use Board appoint Environmental Resolutions for engineering services.

ADOPTED by the Governing Body of the Borough of Lindenwold at their reorganization meeting held on January 7, 2026.


Kelly Andrews, RMC
Municipal Clerk

PROPOSED JLUB MEETING DATES FOR 2026

TIME: 6PM

LOCATION: BOROUGH HALL

JANUARY 22, 2026

FEBRUARY 26, 2026

MARCH 26, 2026

APRIL 23, 2026

MAY 28, 2026

JUNE 25, 2026

JULY 22, 2026

AUGUST 27, 2026

SEPTEMBER 24, 2026

OCTOBER 22, 2026

**** MONDAY, NOVEMBER 23, 2026**

****THURSDAY, DECEMBER 17, 2026**

****THURSDAY, JANUARY 28, 2027**

THE REGULAR MEETING OF THE JOINT LAND USE BOARD FOR THURSDAY, DECEMBER 18, 2025 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-P.E., CM, BOARD ENGINEER

MEMBERS PRESENT:

MAYOR ROACH
MR. CRAIG WELLS
MS. JOY JACKSON
MS. MEGAN POLIFRONE
MR. KEITH POLIFRONE
MR. VANDERGRIFT

MEMBERS ABSENT:

MR. HOWARD DAWSON
MS. HEATHER PROTICH
COUNCIL WOMAN LINDA HESS

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE MINUTES FROM OCTOBER 22, 2025. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED

MR. VANDERGRIFT ENTERTAINED FOR A MOTION TO APPROVE RESOLUTION JLUB-25-15, MARTIN RODRIQUEZ, BLOCK 102.02, LOT 27. MAYOR ROACH MADE THE MOTION TO APPROVE, MOTION SECONDED BY MR. WELLS. ROLL CALL WAS UNANIMOUS. MOTION CARRIED.

NEW BUSINESS

APPLICATION JLUB-25-16
CENTER FOR FAMILY SERVICES, INC.
717 CHEWS LANDING ROAD
BLOCK 238, LOT 1.05
MINOR SITE PLAN WAIVER/CHANGE OF USE

JAMES P PIERSON, ESQ.-APPLICANT'S ATTORNEY

CINDY HERDMAN IVANS-CHIEF ADMINISTRATIVE OFFICER
CHARLES ANSERT-ASSOCIATE VICE PRESIDENT
DARYL WHITE-ASSOCIATE VICE PRESIDENT OF OPERATIONS
TIMOTHY KERNAN-PLANNER
JEFF HANSON-BOROUGH ENGINEER
SWORN IN

BRIEF QUESTION AND ANSWER SESSION BETWEEN APPLICANTS ATTORNEY AND MR. ANSERT (OFFICE BASED, NON RESIDENTIAL, CREATE COMFORTABLE ENVIRONMENT, FAMILIES RECEIVE ADVICE, COUNCELING, RESOURCES AND COACHING FOR BETTERMENT OF THEIR FAMILIES, OPERATE MONDAY THROUGH FRIDAY, 9:00 AM TO 5:00 PM, TWO EVENINGS PER WEEK TILL 7:00 PM, 3-5 EMPLOYEES ON SITE, OFFICE OPEN TO PUBLIC FOR SCHEDULED APPOINTMENTS, UNSCHEDULED WALK-IN TRAFFIC WILL BE MINIMAL, 12 PARKING SPACES,

MAYOR ROACH DOESN'T WANT ANY OUTDOOR ACTIVITIES AND THE APPLICANTS AGREED.

MR. VANDERGRIFT ASKED IF THERE IS A SIDEWALK SINCE SOME RESIDENTS MIGHT USE PUBLIC TRANSPORTATION AND THE ANSWER IS NO. APPLICANT AGREED TO INSTALL ABOUT 8 FT OF SIDEWALK TO CONNECT DRIVEWAY TO PAVEMENT ON LOT 1.06 ON RIGHT.

BOARD ENGINEER GIVES OVERVIEW OF HIS REVIEW LETTER.

BOARD SOLICITOR SUMS UP APPLICATION

BOARD MEMBERS HAD NO QUESTIONS

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

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

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

MEETING ADJOURNED

KATHLEEN LYND
BOARD SECRETARY



Borough of Lindenwold

15 N. White Horse Pike
Lindenwold, New Jersey 08021
856-783-2121 Ext. 223

January 6, 2026

Memo:

To: Joint Land Use Board

From: Kathleen Lynd

Re: Annual Report of Variance Applications-2025

Seven (7) Bulk Variances Three (3) Use Variances

1. Fire District 1 BOFC, R-1 Zone Preliminary and Final Major Site Plan approval with D(6) Use Variance, Bulk Variances and Design Waivers
Application approved
2. Darryl A. Pitt, R-2 Zone, Bulk Variances from the minimum lot size and minimum frontage requirements for an undersized lot
Application approved
3. Joceline Salguero, R-1 Zone, Use Variance to convert single family house into a two family residence
Application denied
4. Salerno Construction Corp, B-1 Zone, Use Variance, Minor Subdivision approval and Bulk Variances
Application approved
5. EDA Capital, R-1 Zone, Major Subdivision approval and Bulk Variance Relief for the proposed six (6) lot subdivision
Application approved

6. ARCR Home Builders LLC, R-1 Zone, Minor Subdivision approval and Bulk Variances for the development of two (2) single family residence
Application approved
7. KR Tax Accounting LLC., B-2 Zone, Minor Site Plan approval, Change of Use and Parking and Bulk Variances
Application approved
8. Martin Rodriquez, R-1 Zone, Minor Site Plan Approval and Bulk Variances and Submission Waivers
Application approved

**Borough of
Lindenwold**

15 N. White Horse Pike
Lindenwold, New Jersey 08021
(856) 783-2121

ESCROW AGREEMENT

APPLICANT: _____

BLOCK: _____ **LOT:** _____

THIS AGREEMENT MADE THIS _____ DAY OF _____, _____

BETWEEN _____
(APPLICANT'S NAME)

Hereinafter referred to as "Applicant" and the Joint Land Use Board of the Borough of Lindenwold, hereinafter referred to as the "Board" and the Borough of Lindenwold, hereinafter referred to as the "Borough".

WHEREAS, the Applicant has applied to the Joint Land Use Board for review and approval under chapter 190, land use development, and/or chapter 365, zoning, of the Borough Code, as amended. for approval of a

_____, with respect to the property identified herein, and

WHEREAS, the Borough of Lindenwold requires an applicant to establish a professional escrow account for payment by the applicant of services performed by professionals employed by the Board and as required under the provisions of Borough code chapter §190-1, et seq. and §150-3, as amended.

NOW THEREFORE, IT IS AGREED BY THE PARTIES AS FOLLOWS:

SECTION 1. PURPOSE

- A. The purpose of this agreement is to set forth the procedure for escrow funds that shall be deposited by the Borough for payment of professional services at the inception of any application before the Joint Land Use Board.
- B. The Board authorizes professional personnel, to be appointed or employed by the Board or Borough, to review, inspect, report and study all plans, documents, statements, improvements, and provisions made by

the applicant to ensure compliance with the requirements of all applicable Borough ordinances.

- C. The Board directs the professional personnel to create oral and/or written reports to be submitted to the Board to assist in the Board's findings and conclusions. The Board may rely upon the professional reports derived from the review, study, and investigation of the application, and/or similar professional services performed or otherwise authorized by the Board. The applicant agrees to pay all reasonable professional fees and costs incurred by the Board for the performance of the duties outlined herein.
- D. The deposit required of the applicant shall be deposited into a professional escrow account which shall be used to pay and/or reimburse the professional fees and costs incurred by the Joint Land Use Board associated with the review and processing of the application. The Joint Land Use Board may employ an engineer, planner, attorney, and such other professional personnel which the Board may reasonably require to assist in processing the application, which shall include written professional reports concerning the application.
- E. The term professional personnel or professional services as used herein shall include, but not be limited to, the services of a duly licensed engineer, surveyor, planner, attorney, realtor, appraiser, or other expert and/or professional who may be required to provide professional services to ensure an application meets the performance standards as set forth in the Brough Ordinances, and other experts whose testimony is in an area in which the applicant has presented expert testimony.
- F. The applicant shall be responsible to pay and/or reimburse the Borough and/or Joint Land Use Board from the professional escrow account for all professional services and expenses incurred as a result of the application, including but not limited to the following:
 - 1. Preparation for, and attendance at all meetings requested by the board or applicant, or any agent thereof..
 - 2. Review or preparation of easements, developer's agreements, deeds, and other related documentation.
 - 3. Review of documents and research conducted in relation to the application, including site inspections.
 - 4. Charges for telephone conferences or meetings requested by the applicant, any agent of the applicant, the Board or its professionals.
 - 5. Issuance of reports by professional personnel to the board setting forth recommendations.
 - 6. Any and all expenses of professional personnel incurred and paid by the professional or Board in furtherance of reviewing and researching the application.
 - 7. All reasonable inspection fees resulting from the application.
 - 8. Preparation of a resolution setting forth findings and conclusions of the Board with respect to the application.
 - 9. Any and all professional expenses incurred by the Borough on appeal of any decision of the Board.

SECTION 2. ESCROW ESTABLISHED

- A. The Borough shall create an escrow account in a depository selected by the Borough for the purposes of payment of professional services incurred by the Board in the review and investigation of the application before the Joint Land Use Board. The escrow fees and deposits shall be required for all applications for development, and also for any appeals taken from a final decision of the Lindenwold Joint Land Use Board. The initial Professional Escrow shall be in an amount as determined by the Lindenwold Joint Land Use Board and shall be deposited by the applicant as a condition precedent to completing the application. No action shall commence on the application until such time as the applicant performs all

obligations to fund and pay all necessary escrows and deposits. The Escrow shall be referred to as the Professional Escrow Account.

- B. Deposits received from the applicant pursuant to this agreement shall be deposited in a banking institution or savings and loan association operating within New Jersey and which is insured by an agency of the federal government, or in any fund or depository approved for such deposits in New Jersey. The Borough shall maintain the escrow account as required in N.J.S.A. 40:55d-53.1.
- C. The professional escrow account shall bear interest at the minimum rate currently paid by the institution or depository on time or savings deposits. The Board shall notify the applicant in writing of the name and address of the institution or depository in which the deposit is made and the amount of the deposit, within ten (10) days of making the initial deposit.

SECTION 3. ESCROW FUND DEFICIENCY

- a. The Municipal Chief Financial Officer shall advise the Joint Land Use Board of all escrow deposits made by an applicant, and the amount thereof. The escrow associated with each application shall be replenished whenever the original escrow is reduced by charges or anticipated charges against the account to Thirty-Five (35%) or less of the original amount.
- b. If the professional escrow account falls below Thirty-Five (35%) of the initial escrow deposit, or the escrow contains insufficient funds to enable the Borough or Joint Land Use Board to perform required application reviews or improvement inspections, the Joint Land Use Board shall provide the applicant with a notice of the insufficient escrow or deposit balance. In order for work to continue on the development or the application, the applicant shall within a reasonable time period, Ten (10) days, post a deposit to the account in an amount up to One Hundred Percent (100%) of initial escrow amount. The amount required to replenish the professional escrow account shall be determined at the discretion of the Joint Land Use Board. Failure to deposit the required amount to replenish the escrow shall serve as grounds for the denial or dismissal without prejudice of the application.
- c. No further action shall be taken by the Joint Land Use Board, the Professionals employed by the Board, or the Borough until such time as the applicant replenishes the escrow account as required by the Board. No site plan or subdivision shall be signed, nor shall any zoning permits, building permits, certificates of occupancy, inspections, or any other types of permits be issued with respect to the application until the professional escrow account is replenished in full.
- d. Failure to post sufficient escrow as required by the Joint Land Use Board shall toll the period for action by the Board as required by N.J.S.A., 40:55D-1, et Seq., N.J.S.A. 40:55D-51, and N.J.S.A. 40:55D-73, thereby barring an applicant from seeking a default approval pursuant to N.J.S.A. 40:55D-10.4.
- e. If the professional escrow account fund is depleted after the final disposition of the application before the Joint Land Use Board, and professional service charges remain outstanding, the applicant shall pay additional escrow funds to the Borough upon demand and within Ten (10) days written notice from the Board. The failure to pay the demanded funds timely subsequent to final disposition of the application before the Board, shall result in the voiding of any prior approvals. The Board shall provide written notice of the voiding of the approvals to the applicant. All outstanding professional

fees and costs incurred by the Joint Land Use Board as a result of the application shall serve as a lien on the property subject of the application and shall be collectible as in the case of delinquent municipal taxes. The Board shall provide a certification to the governing body setting forth with specificity the amounts due and owing by the applicant. The governing body may adopt a resolution to lien the property subject of the application in the amount certified by the Joint Land Use Board. All balances due and owing from an applicant post-disposition by the Board shall bear interest at a rate of One and One-half percent (1.5%) per month.

SECTION 4. TIME OF PAYMENT

The professional personnel employed by the Board shall submit invoices and vouchers during the performance of their services, detailing the work performed and time expended, in reference to the application. The professional staff shall submit bills or invoices for payment on a monthly basis. The professional staff shall submit their final bill or invoice within thirty (30) days of their completion of services with reference to the application. The bills or invoices submitted shall conform to the requirements established by the board for submission of invoices of the type and kind referred to in this agreement. The professional service invoices shall include the amount of all fees and costs incurred as a result of the services performed with reference to the application. All professional service invoices and bills shall be submitted to the Secretary of the Board, with simultaneous copies to the Borough Business Administrator and the applicant.

SECTION 5. SERVICE REVIEW

The Borough Chief Financial Officer and/or their designee shall review the bills and invoices submitted by the professional personnel to ensure the services have been performed in a manner and degree as required by agreement. The Borough shall make a determination that professional services have been performed and billed properly, and that the time and expenses claimed are reasonable under the circumstances. At such time as the Borough completes the review and approves the professional service invoice or bill, payment shall be tendered to the professional from the professional escrow account.

SECTION 6. APPLICANT'S OBJECTION

- A. The applicant shall have the right to make periodic inspections of the records of the professional escrow account maintained by the Borough. The applicant shall make written request to the business administrator to review the escrow account. The applicant shall be afforded an opportunity to review the professional escrow account records within Seven (7) business days, subsequent to the receipt of the written request by the business administrator. The applicant shall be responsible for all costs incurred by the Borough in preparation of the escrow account inspection.
- B. In the event an applicant believes the fees or costs charged by a professional are unreasonable, the applicant may file a written objection to the professional service invoice or bill, or any part thereof. The objection must be received by the Borough within five (5) calendar days after receipt by the applicant of the invoice or bill. The objection must be in writing and shall be served upon the professional whose service fees or costs are being challenged, the Board Secretary, and the Borough Business Administrator. The objection shall contain a concise statement of the basis for the

objection. Failure by the applicant to file a timely written objection shall be deemed a waiver by the applicant of any objection or challenge concerning the fees and costs charged in a particular invoice, and there shall be no subsequent challenge allowable to the applicant on the specific charges contained therein.

- C. Upon receipt of an objection, the Borough, or its designee, shall within a Ten (10) day period attempt to mediate any disputed charges. If the matter is not resolved to the satisfaction of the applicant within that time, the applicant may appeal to the County Construction Board of Appeals the disputed charges from the municipal professional or consultant, or the costs of the installation of improvements estimated by the municipal engineer, in accordance with N.J.S.A. 40:55d-53.2a.

SECTION 7. CHANGE OF APPLICANT OR DEVELOPER; SUBSTITUTED ESCROW DEPOSIT.

In the event of the sale or transfer of the property subject of the application, or a change in the identity of the applicant, all funds held in the professional escrow account shall remain and inure to the benefit of the application and shall transfer to the new owner/applicant unless the initial applicant provides written notice to the Board prior to such change, transfer or sale that the initial applicant shall retain ownership rights in the escrow. In the event that such notice is received by the Board, then no further action shall be taken by the Board, the professionals in the employ of the Board, or the Borough on the application until such time as the new or subsequent owner or applicant has established a professional escrow account in an amount to be determined by the Board, and executes a new professional escrow agreement for the application. The applicant initiating the application shall remain responsible for payment and replenishment of all escrow deposits for professional service fees and costs until such time as the substituting applicant deposits the required funds for the professional escrow and executes their own escrow agreement.

SECTION 8. INTEREST ALLOCATION

- a. Whenever an amount of money in excess of Five Thousand Dollars (\$5,000.00) shall be deposited by an applicant in the professional escrow account, the interest generated thereon, except as otherwise provided in this section, shall continue to be the property of the applicant.
- b. The Borough shall not refund an amount of interest paid on a deposit which does not exceed One Hundred Dollars (\$100.00) for the year. If the amount of interest exceeds One Hundred Dollars (\$100.00), that entire amount shall belong to the applicant and shall be refunded to the applicant by the Borough, except that the Borough may retain for administrative expenses in a sum equivalent to Thirty-Three and One-Third percent (33 1/3%) of the entire amount of the interest generated on the account.

SECTION 9. RETURN OF UNUSED ESCROW FUNDS

If the amount of the deposit exceeds the actual cost as approved for payment by the Borough, the applicant shall be entitled to a return of the excess with such interest as allowed by N.J.S.A. 40:55d-53.1. Unused escrow funds may be held for a minimum of 180 days from the date of a final decision by the Board. After the 180 day period, the Borough shall refund to the applicant any excess in the professional escrow account, along with any interest which may be due to the applicant.

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

APPLICANT'S SIGNATURE*

- IF THE APPLICANT IS A CORPORATION, THE SIGNATORY MUST PROVIDE A CORPORATE RESOLUTION INDICATING THEIR POSITION WITH THE CORPORATION AND AUTHORIZATION TO ENTER INTO THIS AGREEMENT ON BEHALF OF THE CORPORATION.

BOARD SECRETARY

**LINDENWOLD JOINT LAND USE BOARD
CAMDEN COUNTY, NEW JERSEY
APPLICATION NO. JLUB 25-16**

IN THE MATTER OF CENTER FOR FAMILY SERVICES, INC.	: : : : : : :	JOINT LAND USE BOARD BOROUGH OF LINDENWOLD BLOCK 238, LOT 1.05 717 CHEWS LANDING ROAD GRANTED: December 18, 2025 MEMORIALIZED: January 22, 2026
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**A RESOLUTION GRANTING APPROVAL FOR A CHANGE OF USE AND
WAIVER OF MINOR SITE PLAN**

WHEREAS the Center for Family Services Inc., having an address of 1 Alpha Avenue, Voorhees, NJ 08043 (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 to utilize a vacant real estate office located at 717 Chews Landing Road, Lindenwold, NJ, also known as Block 238, Lot 1.05 on the Official Tax Map of the Borough of Lindenwold (hereinafter the "Subject Property") as a non-profit social services office, and (2) a waiver of the requirement for a minor site plan;

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

- (1) Application Cover Letter, prepared by James P. Pierson, Esquire of Angelini Viniar & Freedman, LLP, and dated 11/13/2025;
- (2) Borough of Lindenwold Joint Land Use Application prepared and signed by the Applicant's Chief Administrative Officer, Cindy Herdman-Ivins, and dated 11/12/25;
- (3) Consent by Owner, Empowerment Realty Holdings Inc., dated 11/12/2025, and signed by Cindy Herdman-Ivins;
- (4) Affidavit of Ownership by Empowerment Realty Holdings Inc., signed by Cindy Herdman-Ivins, Chief Administrative Officer;
- (5) Applicant's Board Member Disclosure;
- (6) Plan of Survey, prepared and signed by Adam R. Grant, P.L.S. of Consulting Engineer Services dated 01/29/2025;

- (7) Aerial Overview of Subject Property;
- (8) Escrow Agreement undated and signed by the Applicant Chief Administrative Officer, Cindy Herdman-Ivins; and
- (9) Borough of Lindenwold Tax Certification Form and CCMUA Form 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 12/10/2025;

WHEREAS the Applicant submitted a response letter dated 12/16/2025 to the above referenced review letter of the Board's Engineer which was marked as Exhibit A-1;

WHEREAS on December 18, 2025, a public hearing was conducted on the application of the Applicant with the Applicant being represented by counsel, James P. Pierson, Esquire;

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

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

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

FINDINGS OF FACT

1. The Applicant is a 501(c)(3) nonprofit social services provider and as stated in the Applicant's testimony with a mission to support and empower individuals and families that may be in crisis. The facility will function as a low-intensity, community support office where staff will conduct administrative work, schedule meetings and small group educational activities related to family support and resource coordination. The Applicant is seeking to utilize the Subject Property, which is a vacant free-standing one-story building situated on a 0.688-acre site, which was previously used as a real estate office, as one of its social services offices. The Applicant testified that they proposed to provide non-residential, non-clinical community support services to families in need and to help people navigate the social service system at this location. The Subject Property is located at 717 Chews Landing Road and is situated within the OP-1 (Office and Professional) Zone of the Borough of Lindenwold, which zone permits office uses per Borough Code §365-50.A.

2. The Subject Property is bound by a vacant building that previously served as CRL Plasma Facility on the east side, Lindenwold Self-Storage on the north side, and residential properties on the west side and on the south side across from Chews Landing Road. The Subject Property has two (2) points of ingress/egress onto Chews Landing Road, an ingress one way drive aisle on the eastern side of the Subject

Property and a one way egress drive aisle on the western side of the Subject Property, with the parking area to the rear of the building. The Subject Property has twelve (12) parking spaces including one (1) handicapped accessible space.

3. The Applicant is seeking approval for a change of use to allow for the operation of a social service office on the Subject Property and a waiver of site plan. The Applicant's proposed social service office will operate from Monday through Friday from 9 o'clock am to 5 o'clock pm with some staffing staying two nights a week to 7:00 o'clock pm. The Applicant will have between three (3) to five (5) employees at this office. The office will be opened to the public with most appointments being scheduled and they normally would not see more than six (6) clients at any one time. Unscheduled walk-in clients will be kept to a minimum.

4. The Applicant is seeking a waiver of a site plan and the various requirements of a site plan submission as there are no additional exterior site improvements or exterior renovations to the Subject Property being proposed with this application. There will be no trash enclosure on site with all trash pickups being handled by private haulers. The Applicant proposes a small professional office identification sign which will be designed and installed in full compliance with the Borough's sign ordinance, and the Applicant will use the existing exterior lighting.

5. It was the Applicant's original intention to utilize the rear yard of the Subject Property for some outdoor activities for their clients. Several members of the Board were opposed to outdoor activities on this site given the on-site and off-site parking limitations and suggested that the Applicant partner with the municipal at its recreational sites to host outdoor activities for its clients and their family which the Applicant agreed to do in lieu of having outdoor activities on site at the Subject Property. As many of the prospective clients to this social service office may utilize public transportation and as the Subject Property has no sidewalks, the Applicant was requested to install a small section of sidewalk which would connect to the existing sidewalk on the adjoining property to the east, which is Lot 1.06, Block 238, and which will run to the eastern concrete drive aisle on the Subject Property which the Applicant agreed to do as a condition of approval.

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

7. It was noted that the Applicant had already started with the office fit-out and they are to complete the Certificate of Occupancy process before they could occupy the Subject Property.

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 or building 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 O-P-1, Office and Professional 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 18th day of December, 2025, upon motion duly made by Craig Wells and seconded by Joy Jackson that this application for an approval of the proposed change of use for a social service office 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 18, 2025, 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 not conduct any outdoor activities on the Subject Property but will partner with the Borough of Lindenwold to host those outside activities on one of the Borough's recreational areas.
- b. The Applicant shall install a sidewalk on the Subject Property meeting the Borough's specification and subject to the review and approval of the Board's engineer, which sidewalk section shall run from the Subject Property's property line with adjacent property to the east known as Block 238, Lot 1.06, and extend to the eastern concrete drive on the Subject Property.
- c. The ADA parking space shall be ADA compliant.

- d. The Applicant shall complete the Certificate of Occupancy process, and the Subject Property shall not be occupied until a Certificate of Occupancy has issued and the Applicant has obtained a mercantile license from the Borough of Lindenwold.
- e. The Applicant shall submit the surveillance and security system plan for the office on 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.

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, Joseph Vandergrift, Craig Wells, Joy Jackson, Megan Polifrone, Keith Polifrone
OPPOSED: None
ABSTENTION: None

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

JOSEPH VANDERGRIFF, Chairperson
Joint Land Use Board
Borough of Lindenwold

Kathleen Lynd, 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 22nd day of January, 2026, is a true copy of the action taken by the Lindenwold Joint Land Use Board at its meeting held on December 18, 2026.

Kathleen Lynd, Secretary
Joint Land Use Board
Borough of Lindenwold