

JOINT LAND USE BOARD

MEETING MINUTES

AUGUST 14, 2025

The August 14, 2025 meeting of the Clementon Joint Land Use Board was called to order by Chairwoman Lofland. It was announced that the meeting has been properly advertised and posted pursuant to the N.J.S.A. 10:4-6, The Open Public Meetings Act. The meeting then opened with the salute to the flag and called to order at 6:35 p.m. by Chairwoman Lofland.

ROLL CALL: In attendance Chairwoman Lofland, Secretary Taylor, Member Franks, Member Saunders, Alternate D'Amato. Absent: Vice-Chairman Kunkel, Mayor Weaver, Member McKelvey, Member Galezniak and Alternate Freiling. Also, in attendance Solicitor Rhodes and Craig Reilly from Bach Associates.

APPROVAL OF MINUTES: NONE

OLD BUSINESS: NONE.

NEW BUSINESS:

FRANK PARADISO – USE VARIANCE – 2 HIGGINS AVENUE

The Zoning Officer, Nick Sapio started off the meeting advising the Board that there were not enough members in attendance to make a full board and that it should be discussed with the applicant, Mr. Paradiso as to his options.

Solicitor Rhodes then advised the applicant, Mr. Paradiso there were only five voting members in attendance, which would make a quorum, however, in order for Mr. Paradiso to obtain his variance, he would need all five members to vote in the affirmative.

Solicitor Rhodes also advised Mr. Paradiso that the Board usually consists of seven voting members and that in this case there were only five members in attendance, which meant Mr. Paradiso could ask the Board for a postponement until the next meeting on September 11, 2025. Solicitor Rhodes petitioned the Board as to if they were in agreeance to a postponement. All in attendance agreed. Mr. Paradiso then opted to postpone until the September meeting and Solicitor Rhodes made an announcement on the record as to same.

It was announced on the records by Solicitor Rhodes that Northern Ventures applications were postponed until the September 11, 2025 meeting. Mr. Reilly from Bach Associates also announced that the applicant was advised that they would only have to notice the properties owners that were missed.

There was a short discussion as to a property on Berlin Road.

Member Franks motioned to adjourn the meeting at 6:50 pm, seconded by Alternate D'Amato and hearing none opposed, motion was carried.

Lisa West


Planning/Zoning Board Secretary