

**JOINT LAND USE BOARD
MEETING MINUTES
FEBRUARY 12, 2026**

The February 12, 2026, 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 6:30 p.m. by Chairwoman Lofland.

ROLL CALL: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member Saunders, Alternate Freiling. Absent: Mayor Weaver, Member McKelvey.

APPROVAL OF MINUTES: Approval of the January 9, 2025 and March 13, 2025 minutes. A motion was made by Member Franks and seconded by Vice-Chairman Kunkel as to the January 9, 2025 minutes. Roll call was taken and seeing no objections the minutes were approved. As to the March 13, 2025 minutes a motion was made by Vice-Chairman Kunkel and seconded by Member Saunders. Roll call was taken and seeing no objections the minutes were approved with a minor correction.

OLD BUSINESS: None.

NEW BUSINESS:

PLANNING & ZONING BOARD 2026 REORGANIZATION:

Appointments of Board Chairman, Vice-Chairman and Board Secretary: Vice-Chairman Kunkel made a motion to keep the Board positions for 2025 the same for 2026. Alternate Freiling seconded. Vice-Chairman Kunkel made a motion to keep the Board Engineer, Bach Associates and Board Solicitor the same. Alternate Freiling seconded. Roll call was taken. Chairwoman Lofland, yes. Vice-Chairman Kunkel, yes. Secretary Taylor, yes. Member Franks, yes. Member Saunders, yes. Alternate Freiling, yes.

**MERCANTILE LICENSE
OLLIE'S BARGAIN OUTLET
165 WHITE HORSE PIKE**

Chairwoman Lofland - So our first order of business then would be the mercantile license for Ollie's Bargain Outlet.

Mr. Lazar: Good evening everybody.

Chairwoman Lofland - Hello.

My name is Michael Lazar. I am the construction project manager for the Ollie's here in Clementon and we're looking to take over on the White Horse Pike. You would know better than I what the old stores were next to the post office.

Chairwoman Lofland - Bottom Dollar.

Solicitor Rhodes - Do you want to come to the center because we record this.

Mr. Lazar- So, I took the liberty of blowing up our signage package. Okay.

Solicitor Rhodes- Before we go any further we need to swear you in. There you go. Would you raise your right hand solemnly and swear the testimony you give before the board of you to yourself so help me God?

Mr. Lazar- I do.

Solicitor Rhodes- Okay. And would you state your name again for the record.

Michael Lazar. L-A-Z-A-R. Construction manager for Ollie's Bargain Outlets.

Solicitor Rhodes- Okay. You're on.

Mr. Lazar - So Lisa and I had deliberate conversations. She thought it would be a good idea that I attend the planning board or that this was necessary as us being a new retail store coming into town. This is a standard layout that our sign company does. You can see that Ollie's will be on the pylon and Ollie's, just the letters itself, will be on the facade. Nothing crazy, but our colors are yellow and red.

It's a very bright yellow, and the red letters are our standard colors. That's our standard logo. And I have a handout for you. I'll give you a few things to pass around. I went and just drew up a, this is our fixture floor plan. It's really no different than a Big Lot store if you've ever been in one, because Ollie's is really the only ones I know here.

It's in Deptford, New Jersey. It's right near Adelphia's in the back-shopping center, and then there's one on Church Road behind the Cherry Hill Mall. So, I just drew up a, this is our fixture floor plan. I brought Dave Dagny with me. Dave is our loss prevention manager, whatever, of New Jersey and PA and New York, and he was the only one I could grab to come with me tonight to represent Ollie's from a sales standpoint. If you have questions about us and the store in general, I made six copies of what I showed you. If you'd like to take one of these, I'll put it on the screen.

Member Franks - It's where the church was, in the middle, next to the post office.

Mr. Lazar- It's still, the one on the left side is still vacant. We originally looked at that space, but it really wasn't big enough, so we're going in the middle, and it's pretty much a gut. I mean, there's really nothing in there now, anyway, but the landlord is fixing up the outside entrance area a little bit. That's not going to change.

He was just capping the wood, and he's putting in the new sliding doors for the entrance, as the landlord responsibility is giving us all new HVAC units on the roof, and then we're basically just doing the whole interior.

Vice-Chairman Kunkel - So the street sign is existing?

Mr. Lazar - Yes.

Vice-Chairman Kunkel - You're not just going to add that to it?

Mr. Lazar - We're just going to add that to it. Right now, it's a blank.

Vice-Chairman Kunkel - On the building, our ordinance is 40 square feet, max.

Mr. Lazar - So...

Vice-Chairman Kunkel - We're going to go beyond that? The sign that's up there looks like that's really big.

Mr. Lazar - I think it looks bigger than it is, but they're very good about doing their site survey, and I didn't make the full copies of the full package, but it does have it in there. So they know to go through the township for permitting and the variances, or whatever.

They might need a variance to go bigger, like big, but we know we've got to stay within the limits of the laws of the town.

Vice-Chairman Kunkel - What's the square footage on the inside of the building?

Mr. Lazar - Our sales floor square footage, and it says it on here. For this store, we average...

Chairwoman Lofland - It's right here.

Vice-Chairman Kunkel - Which one?

Chairwoman Lofland - The second page, in the corner.

Mr. Lazar - Usually, the sales floors are 25,000 warehouses. Yeah. So, we're not expanding anything that's already there, but that's our average 25,000 sales floor, 3,000 square foot warehouse. Yeah, I originally had 25,500.

Vice-Chairman Kunkel - How many employees do you foresee that you're going to employ at that location?

Solicitor Rhodes sworn in Mr. Dagney.

Solicitor Rhodes - And please state your name and address for the record.

David Dagny, D-A-G-N-E-Y.

Mr. Dagney - Would you say address?

Solicitor Rhodes - Yes.

Mr. Dagney - 62 Musconetcong, M-U-S-C-O-N-E-T-C-O-N-G Avenue, Stanhope, New Jersey, 07874.

Solicitor Rhodes - Thank you.

Mr. Dagney - So your question was...

Vice-Chairman Kunkel - How many employees do you have?

Mr. Dagney - Typically, our stores, we run with four managers, key holders, and approximately 15 to 20 associates. So, all in between 20 and 25 associates.

Vice-Chairman Kunkel - And I'm seeing your operation hours is going to be really seven days a week, nine to nine, and then ten to seven, is that correct?

Mr. Dagney - That is correct, nine to nine Monday through Saturday, ten to seven on Sundays.

Vice-Chairman Kunkel - Is there going to be any hazardous materials stores here?

Mr. Dagney - No. We do sell cleaning products, household cleaners, but as far as acids and caustic, things like that, nothing crazy. Nothing combustible.

Vice-Chairman Kunkel - So there's not going to be any liquid or solid discharge in that area then?

Mr. Dagney - No, nothing.

Vice-Chairman Kunkel - Your trash pickup, do you ever have anyone having a dumpster out there?

Mr. Dagney - All of our stores, we get a dumpster. We contract with a local carting company and arrange pickup, as well as for... We process a lot of cardboard, so we have a baler on site. That cardboard will be baled. The bales are stored outside. Somebody comes and picks them up. And then the other thing that we typically have in a store are pallets. So, as they accumulate, usually we find somebody in a local area who will take them off your hands for free, and then we have another group of pallets that go back to our distribution center.

Vice-Chairman Kunkel - Okay, parking places, I don't know whether they're designated out there. I've been on that lot for a long time. Anyone doing any striping or anything like that?

Mr. Lazar - The landlord will take care of that.

Chairwoman Lofland - And take care of the lighting?

Mr. Lazar - Oh, yeah. We definitely insist upon that. It's got to be well lit, yeah.

Vice-Chairman Kunkel - You don't have any special licensing or anything as a result of your business there, do you?

Mr. Dagney - None that I'm aware of. I've been with the company seven years in July, and the only place I've ever run into that was up in Vermont. There were issues with certain things.

Vice-Chairman Kunkel - How about the rear of the building? Is there loading docks back there?

Mr. Lazar - So there's three, actually.

Vice-Chairman Kunkel - How many deliveries will be to the rear of the building?

Mr. Lazar - To the rear of the building, we're actually going to. We're talking about cardboard bales. There's something called a scissor lift. It lays flat, and then it raises up. And that's where we'll be taking the bales of cardboard that come out of the compactor. And then they get lowered down, and then a truck comes and picks them up.

Vice-Chairman Kunkel - Okay, the shopping carts, are they always going to be stored inside the building?

Mr. Lazar - So we like that there's a shopping cart corral that's usually out in the middle of the parking lot. Not too far in the middle, but, and I'll say, bring carts here, return carts here.

Mr. Dagney - Typically, though, we want our stores to bring the carts inside the building during the overnight, during the non-business hours.

Vice-Chairman Kunkel - That's what I'm getting at.

Mr. Lazar - Yeah, no, no. I mean, I've got one store in North Jersey that we've had to replenish shopping carts three times in a year because they disappear. Have any of you been to our stores?

Mr. Dagney - Would you like a thumbnail sketch of what to expect from Ollie's?

Vice-Chairman Kunkel - Sure.

Mr. Dagney - So, Ollie's opened in 1982. First store was in Mechanicsburg, Pennsylvania.

We are headquartered out of Harrisburg, Pennsylvania. Currently, as we speak today, we have over 600 stores in 34 states throughout the country. We have four distribution centers. As I said, I've been with the company six and a half years. Every year that I've been with the company, we've opened at least 45 stores every year. I believe we're going to plan to open 75 this year. In 19, I'm sorry, 2015, our company was listed with the NASDAQ Stock Exchange. Closing price on shares today was a little over \$109 a share. We are a growing company, healthy.

I think we may have closed a total of two stores, and that was basically to put the building in another location within that market, so it's not like we abandoned that market, but, you know, we stayed in there. We sell a wide range of products, everything from books, stationery, household cleaners, as I mentioned, housewares, domestics, furniture, clothing, hardware, sporting goods, toys, carpeting, flooring, toys that they get Christmas time, shelf-stable food, candy, HBA, and lawn and garden seasonal stuff, you know, fertilizer, grass seeds, stuff like that, and then Christmas decorations as we get into the holiday season. We have a couple of main charitable organizations that we support, Toys for Tots, which is in conjunction with the United States Marine Corps, and I believe it's called Feeding America, so we solicit

donations from our customers as they come in. We also have a couple of other things that we do as far as the charitable works. We have two sale events during the course of the year called Ollie's Army Night. One is in June. We did that for the first-time last year. The second one, which is the bigger one, which is in December, about two weeks before Christmas, on a Sunday. It's our only deviation to the normal store hours.

We typically will open the store at normal time. We close about 4 o'clock. We shut down for an hour to reset the store, and then we reopen at 5. We're up until 10. And we have a loyalty program called Ollie's Army. It's free to join. You earn points. Those points get you coupons. In order to shop that night, you need to be an Ollie's Army member. If you're not a member, you can sign up that night.

But the benefit for our customers is that all toys and all Christmas is 25 percent off that night, and everything else in the store is 15 percent off. So, for those folks with families and children and all that, it's a great thing. And that's Ollie's.

Vice-Chairman Kunkel - I have a question about the deliveries. Are they all made during the day, nothing overnight that will disturb the neighbors or anything like that?

Mr. Dagney - No, no overnight deliveries. Depending on the location, it would either be a drop trailer or a live offload. The only exception to deliveries would be something like a FedEx or a UPS. Okay, they pull up at the curb and run in. But otherwise, our deliveries come in through the dock.

Member Saunders - So, you have your own forklift on site?

Mr. Dagney - We don't generally have forklifts. A couple of stores that I have responsibility have, like, the electric pallet jack type of things, the Hi-Los. But most of our pallet jacks are manual.

Chairwoman Lofland - It looks like everybody signed off on this.

Vice-Chairman Kunkel - Yes.

Chairwoman Lofland - So...

Mr. Lazar - Was there anything left from that mercantile application that we needed? I think I gave you everything.

Vice-Chairman Kunkel - When are you planning to open?

Mr. Lazar - So we're doing a soft opening on August 7th and a grand opening on August 15th. We're looking to start construction April 1st. We're in the process of going in for permits, having plans drawn up.

Vice-Chairman Kunkel - The only thing I have a question on your sign on the date. You've got 40 square feet?

Chairwoman Lofland - Come in for a variance.

Mr. Lazar - Just apply for a variance?

Mr. Sapio - Yes.

Mr. Lazar - Yes. Our sign company takes care of all that. We'll go through the town and find out. Would you be in on hearing about the permit application for the sign?

Mr. Sapio - It will go to me first. If it needs a variance, I'll notify the sign company.

Mr. Lazar - East West is the name of the company.

Mr. Sapio - They'll need the zoning permit.

Vice-Chairman Kunkel - That's the only thing I saw. Everything looks pretty good.

Mr. Lazar - Thank you.

Vice-Chairman Kunkel - Hope everything works out.

Chairwoman Lofland - We'll be happy to have you in our town.

Mr. Dagney - If you shop at our store and you're in a store and you see something you like that day, buy it that day, because the next time you come back, we might never see it again.

Chairwoman Lofland - I've been to the one in Deptford.

Mr. Dagney - Okay. If you want to go in and you need five boxes of floor tile and you only see four, you can get one or another one. But they're doing really, really well. We're excited.

Chairwoman Lofland - Yep. Okay. So, if no one else has any questions, are we good?

Member Franks - Yep.

Chairwoman Lofland - Then I would like to have a motion to send this on to council.

Vice-Chairman Kunkel made a motion to send this on to council. Member Franks seconded. Roll call was taken. Chairwoman Lofland. Yes. Vice Chairman Kunkel. Yes. Secretary Taylor. Yes. Member Franks. Yes. Member Saunders. Yes. Alternate Freiling. Yes.

Chairwoman Lofland - Okay.

Vice-Chairman Kunkel - Council issues a license. What's the next date?

Lisa West - Tuesday. I don't know if I can squeeze it on, but they're not going to be opening anyway, so I might be able to get it on the resolution and have them put it on March's agenda. You don't have to be there.

Vice-Chairman Kunkel - They're just supposed to approve what our recommendations are.

Mr. Lazar - So, then when we do go in for building permits, we're already approved, like you said.

Lisa West - Yeah. Right? This was the first step. So, what happens is I do construction, so the permits will come to me, plans. My guys will do the review, sign off, do the permit thing. We'll issue the permits. Once the permits are closed out, we can give you your mercantile.

Mr. Lazar - Okay.

Lisa West - So, I can't give you your mercantile. I mean, they can approve the mercantile. Right. They can hold on to it.

Mr. Lazar - Right.

Lisa West - Until you're ready to go.

Mr. Lazar - Got it. Okay. Good deal. All right. Thanks for having us. Appreciate your time.

**MERCANTILE LICENSE – CLARITY
1 BERLIN ROAD**

Chairwoman Lofland - Okay. All right. Next, we have Clarity. Come forward, please. Pardon me?

Abdullatif Shammakh, that's my name.

Chairwoman Lofland - That's you. Okay. So, you want to state your name and your address?

Okay. Abdullatif Shammakh. Like, my home address or business address?

Chairwoman Lofland -Home.

Mr. Shammakh - Home. Home address. Oh, yeah. 114 Hartford Drive, Trappe, PA 19426. Connorsville.

Solicitor Rhodes - Can you raise your right hand?

Mr. Shammakh -Yes.

Solicitor Rhodes – Do you swear that the testimony given before the Board will be the truth so help you God?

Mr. Shammakh - Yes, I do.

Solicitor Rhodes - Okay.

Chairwoman Lofland - Okay. So, you are here also for Mercantile. And there was umm... Nick, you had an issue?

Mr. Sapio - Yes, with the signage. So, you're a single sign up to 40 square feet. You're apparently in violation of that with these signs here. So, do you want to be taken out?

Mr. Shammakh - Yes. I'd rather you get a copy of this.

Chairwoman Lofland - Thank you.

Mr. Shammakh - And you'll find one here by the window.

Vice-Chairman Kunkel - So, your business is listed as a tobacco store?

Mr. Shammakh - Yes, tobacco and company.

Vice-Chairman Kunkel - What are you going to sell?

Mr. Shammakh - Like tobacco and, you know, like candy, you know, beverage, like soda.

Vice-Chairman Kunkel - So, you're going to sell cigars, cigarettes?

Mr. Shammakh - Yes, yes.

Vice-Chairman Kunkel - White tobacco, all that kind of stuff?

Mr. Shammakh - Yes.

Vice-Chairman Kunkel - Chewing tobacco?

Mr. Shammakh - Not much. Yeah, I make better.

Vice-Chairman Kunkel - Okay, because it just doesn't list, you know, it just lists tobacco stores.

Member Saunders - Pipes?

Mr. Shammakh - Pipes, yeah.

Member Franks - Pipes?

Mr. Shammakh - Yes.

Vice-Chairman Kunkel - And you're going to be open every day, 11 to 9 p.m.?

Mr. Shammakh - Yes.

Vice-Chairman Kunkel - Seven days a week?

Mr. Shammakh - Yes.

Vice-Chairman Kunkel - How many employees are you going to have?

Mr. Shammakh - For now, only me. Yes.

Secretary Taylor - Is this a new business as opposed to the Clarity Shop that was here?

Mr. Shammakh - I'm sorry?

Secretary Taylor - Is this the same Clarity Shop?

Mr. Shammakh - Yes, yes, yes.

Secretary Taylor – Okay.

Mr. Shammakh - Yes.

Chairwoman Lofland - Just switched owners?

Mr. Shammkh - Yes.

Secretary Taylor - Is it the same managers?

Mr. Shammakh - I'm sorry?

Secretary Taylor - It's a new manager?

Mr. Shammakh - Yes, it is.

Vice-Chairman Kunkel – What about your trash?

Mr. Shammakh - We share with the movie place.

Vice-Chairman Kunkel - Okay.

Chairwoman Lofland - Yeah. So...

Secretary Taylor - What's different about this business as opposed to the previous one?

Mr. Shammakh - I mean, actually, it's almost like the same thing. You know, it's the same.

Secretary Taylor - Will you be selling flavored vapes?

Mr. Shammakh - Not currently. Okay.

Secretary Taylor - I only ask because as of last May, there were ads for flavored vapes on your Facebook page. And you still have a sign on the door for Calipods, which primarily sells flavored vapes.

Mr. Shammakh - Yeah, even though I bought it a few hours ago.

Secretary Taylor - Did you know that New Jersey outlawed that?

Mr. Shammakh - Yeah, I don't know nothing about it.

Member Saunders - No hemp or anything like that.

Mr. Shammakh - No.

Secretary Taylor - Any credo?

Member Saunders - So that sign will have to come out of the window as well.

Mr. Shammakh - No sign. No sign at all.

Mr. Sapio - They say they have to ban that as well.

Solicitor Rhodes - Just to clarify, you're not selling Delta 8 or Delta 9 drinks that have THC in them?

Mr. Shammakh - No, no.

Chairwoman Lofland - Okay. So, and I presume everything like parking, lighting, all that stuff is just going to be what it always was.

Mr. Shammakh - Yes.

Chairwoman Lofland - Okay.

Member Saunders - So we have to check in on all that?

Mr. Sapio - On what?

Member Saunders - Forest fire.

Mr. Sapio - Fire?

Member Saunders - Yeah.

Mr. Sapio - The fire marshal does the fire.

Member Franks - He did, he did.

Member Saunders - He did? Did he check what's in there?

Member Franks - Yeah.

Chairwoman Lofland - That's for Ollie's.

That's for Ollie's. Yeah, I'm sorry. I think it was. I think I saw it somewhere. Yeah, I saw. Okay.

Vice-Chairman Kunkel - So, yeah. It was a zoning officer. I didn't see anything from a zoning officer.

Chairwoman Lofland - Well, that. Yeah, it's the first. Denied. Right here.

Vice-Chairman Kunkel - Okay, but I didn't see it.

Chairwoman Lofland - Keep going.

Member Franks - Right here, this is the sign.

Vice-Chairman Kunkel - Okay.

Secretary Taylor - Glass pipes. Glass pipes.

Mr. Shammakh – Glass pipes. Yeah, yeah. I'm sorry. My English isn't that good, but.

Member Franks - You're doing fine.

Mr. Shammakh -Yeah, thank you.

Chairwoman Lofland - Okay. Any other questions?

Vice-Chairman Kunkel - No.

Chairwoman Lofland - So, as long as the sign issue is resolved.

Mr. Sapio - I can sign off on it at that time, yes.

Chairwoman Lofland - Okay. So, should we take a vote to send it to councils, and they can get their mercantile license when the sign issue is resolved? Is that what we do?

Solicitor Rhodes - Yes, that is what you do.

Chairwoman Lofland - Okay. Just checking.

Vice-Chairman Kunkel made a motion to send this onto council contingent upon that the signs were corrected to the appropriate 40 square feet, and the ones that are in the windows be taken out. Alternate Freiling seconded the motion. Roll was taken.

Chairwoman Lofland. Yes. Vice-Chairman Kunkel. Yes. Secretary Taylor. Yes. Member Franks. Yes. Member Saunders. Yes. Alternate Freiling. Yes.

Solicitor Rhodes - Okay. So, it's been sent on to council. We don't actually approve your mercantile license. That's up to council, but we're recommending to the council to give that to you. I just want to remind you that you cannot sell hemp-related products, whether they're in drink form or otherwise, because they're now regulated by the federal government as a scheduled drug substance. Okay?

Mr. Shammakh -Okay. We don't sell them.

Solicitor Rhodes - All right. I just wanted to let you know because it's quite popular in a lot of the convenience stores and the like. Okay?

Mr. Shammakh - Yes. Okay so is it approved or not approved?

Chairwoman Lofland - Okay. So, we don't give you the license. We recommend to the borough council that they approve it. Okay.

Mr. Shammakh - Okay.

Solicitor Rhodes - When's the next meeting, Lisa?

Lisa West - Tuesday. There's not going to be another time.

Member Franks - We can give him a 30-day temporary.

Lisa West - If the signs are removed.

Vice-Chairman Kunkel - You can be on the March meeting. You don't have to be there. They will notify you.

Mr. Shammakh - Okay. Thank you very much.

Chairwoman Lofland - Okay. Everybody got a copy of the meetings? Yes?

Everyone replied yes.

Chairwoman Lofland - And is there, Nick, anything else that you would like to discuss?

Mr. Sapio - No. Nothing currently before the board. No.

Chairwoman Lofland - Okay. I have a question about the house on the corner of Edison where the painter trucks are. Do you know what I'm talking about?

Mr. Sapio - Yes.

Chairwoman Lofland - Where Gary used to live. Anyway, did they get permits to put in another door? Because there's a front door, obviously, and there's a back door, obviously. But now there's a side door.

Mr. Sapio - That wasn't there before?

Chairwoman Lofland - That wasn't there before.

Mr. Sapio - I saw him doing tile work and painting. I didn't see any.

Chairwoman Lofland - Well, there's a door with steps going up to it, and I'm just wondering if they put in an apartment. So, yeah, I saw them doing work around there, too, but then all of

a sudden there's this third door. And I hate when people do that. What are we supposed to do? Tell them to tear it out?

Member Saunders - They have to go back and get a use variance.

Mr. Sapio - Yeah. If they have another unit, of course, if they put in a door without construction permits, they'll have to go back and get construction permits.

Lisa West - They might not have to because I believe that if it's, I don't know, I will have to ask Justin.

Solicitor Rhodes - Let's just check it.

Chairwoman Lofland - I was just curious. All of a sudden, there's a door.

Solicitor Rhodes - Lisa, are you familiar with new land use advertising requirements for municipalities that come into play March 1st? If not, you and I probably need to talk about that because there's requirements now that the municipality put it up on the Internet, notices of meetings, actions, things like that.

Lisa West - I did read something, yes.

Solicitor Rhodes - So, we probably need to do some work to make sure we're in compliance. The state has decided that most people now get their views and notices through the Internet.

Lisa West - Right.

Solicitor Rhodes - So they've developed a centralized site for people to go if they have questions about meeting, whether it's Clementon, Pine Hill, or wherever. And we need to make sure we're posting for that session.

Lisa West - Right. Yeah, I did see that. The other thing, Pete, is that we have to make an announcement about...

Solicitor Rhodes - Oh, we do. Thank you.

Solicitor Rhodes - There was an application that was due to be heard tonight that... It was open to me. Oh, so it wasn't on the agenda?

Lisa West - No, because I thought when we left that that they were supposed to come back with a site plan, right?

Mr. Sapio - Which one's that?

Lisa West - Abdullah.

Mr. Sapio - Yeah, what happened?

Lisa West - Yeah, I thought that... But I know that they already gave us an application, so...

Chairwoman Lofland - But we had plans.

Lisa West - Prior. So, were they just coming back?

Mr. Sapio - They need variances.

Solicitor Rhodes - My recollection is that it was tabled because either their notice was not sufficient or we asked too many questions.

Chairwoman Lofland - This is it.

Solicitor Rhodes - Is that it?

Chairwoman Lofland - I believe. So... No, this is Ohio.

Lisa West - So they did make their spiel, and then what was the result? We tabled it for them to come back at the next meeting.

Solicitor Rhodes - Which would have been January, but we didn't have a meeting. And presumably they weren't...

Chairwoman Lofland - They weren't on the agenda. We would have had a meeting if there was something on the agenda.

Solicitor Rhodes - So, what's the name of the applicant? Let's just make the announcement, then you and I can go back and take a look at what our notes say occurred.

Lisa West - I don't know how to spell his last name. U-Z-U.

Member Franks - Yes. I think he said something you were talking about. He said something about he was spray-painting a car, and then the said...the lawyer said we'll come back...

Mr. Sapio - He had several sea boxes out there.

Chairwoman Lofland - Here, Lisa. It's U-Z-U-N-K-A-Y-A.

Member Franks - Do you remember? Nick told us he was spray-painting a car. And then the lawyer said, we'll come back, we'll straighten everything out, we'll come back.

Lisa West - That's what I thought.

Member Franks - He just said, we'll come back.

Vice-Chairman Kunkel - I told him when he was putting the parts before the horse. Why? Because he was doing things that he was asking about. I knew I had.

Member Franks - He was already doing. And the lawyer said, I'll take care of it, I'll straighten it out, and that was it.

Vice-Chairman Kunkel - Well, he kept trying to talk and the lawyer kept telling him to shut up.

Member Franks - I was only spray-painting with the spray-paint. Yeah. All right.

Solicitor Rhodes - So, for the application of Abdullah Uzunkaya, 342 White Horse Pike, that matter is being carried, subject to review. Anybody here interested in that, it's to be advised that it'll be heard in March. March 12th.

Mr. Sapio - Also wanted to let you guys know, tire corral will be appearing before the board. They're going to try and expand their ability to add more bays.

Vice-Chairman Kunkel - Where are they going back?

Mr. Sapio - There's a red house next to it. They're going to tear that down and add bays in that area.

Vice-Chairman Kunkel - Okay.

Mr. Sapio - The rest of this site, if you guys want to take a ride out there whenever you can when the snow is gone. They were informed that there was a Zoom meeting with Mr. Bach's office this morning. This afternoon, I'm sorry. And their planner. They have a number of issues out there behind tire corral. Hundreds, if not thousands of tires. There is trailers, sea boxes.

Alternate Freiling - So, what are they doing?

Mr. Sapio - They were informed that they were going to appear before you guys. hat they're going to rectify that situation. So, I just want to make you guys aware of it.

Member Saunders - Do they still have trailers back there? Do they still have trailers back there?

Mr. Sapio - Tons of them.

Alternate Freiling - I've got one behind me. It's pretty far back. It goes pretty far back there,

Mr. Sapio - Yeah.

Alternate Freiling - It goes back almost to the lake. Yeah, it goes back. It goes back very far.

Member Saunders - Nick, would they have to get rid of them, trailers?

Mr. Sapio - Oh, yeah. Unless you guys say they can have them.

Solicitor Rhodes - Well, that would be very insistent. You might tell them it would be a good idea to clean it up before they get here.

Mr. Sapio - They were told that.

Vice-Chairman Kunkel - The house back there is where their office is. Yes. And that's where they park their vehicles.

Mr. Sapio - They park their vehicles there as well.

Mr. Sapio - Yes.

Vice-Chairman Kunkel - Does that go back really far?

Mr. Sapio - It goes back. There is two houses back behind that. One is the Nissan house. They call it Mackie Lane, but it's not a street. It's not a dedicated borough street. It's a right-of-way easement. I don't know who owns the easement. There's a house there that's condemned all the way in the back. It's been condemned for many, many years. Someone lives in the other one.

Vice-Chairman Kunkel - So when they come in, they're going to show the whole plot of what's there. There's this thing.

Mr. Sapio - Oh, okay, yeah. Yeah, they're both condemned. They're both on property. There's their stuff where they're hiding parts of the property. They seemed surprised that they didn't have to clean it up. I just wanted to let you know.

Chairwoman Lofland - What? Shocked.

Mr. Sapio - They seemed surprised that they might have to clean all the rest of it up.

Chairwoman Lofland - Oh gosh. Okay, anything else?

Member Franks - Just add more beauty to the White Horse Pike.

Vice-Chairman Kunkel made a motion to adjourn at 7:20 pm., seconded by Member Franks and hearing none opposed, motion was carried.

Respectfully,



Lisa West
Planning/Zoning Board Secretary