

**JOINT LAND USE BOARD
MEETING MINUTES
NOVEMBER 13, 2025**

The November 13, 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: Chairwoman Lofland, Vice-Chairman Kunkel, Member Franks, Member Saunders, Member D'Amato, Alternate Freiling. Absent: Mayor Weaver, Member McKelvey, Member Taylor. Also, in attendance were Steve Bach of Bach Associates and Solicitor Rhodes.

APPROVAL OF MINUTES: NONE

OLD BUSINESS: NONE

Chairwoman Lofland announced that the application for 342 White Horse Pike has been moved to the December 11, 2025 meeting. Applicant will not have to re-notify the property owners within 200'.

**MERCANTILE LICENSE
TATTOO STUDIO 237 – 38 BERLIN ROAD**

Chairwoman Lofland - So, first on the agenda is Tattoo Studio 237. Please come forward.

Mr. Watkins - Do I stand here? Sit down?

Chairwoman Lofland - Are you going to swear him in?

Solicitor Rhodes -Yes. Okay. What is your name?

Mr. Watkins - My name is Dominic Watkins.

Solicitor Rhodes - Dominic, I'm going to swear you in to the testimony given before us on behalf of your relatives. Okay?

Mr. Watkins - All righty.

Solicitor Rhodes - So, I'm going to swear the testimony given before this Court of Appeals is true, so help you God.

Mr. Watkins - Yes, sir.

Chairwoman Loftland - Great. Okay. So, you're going to open a tattoo studio in the plaza?

Mr. Watkins - Yes.

Next. Across the street over there where the Dollar General is? Okay, where the Dollar, okay.

Chairwoman Lofland -Next. And your hours will be Tuesday to Saturday, 12 to 9?

Mr. Watkins - Yes.

Chairwoman Lofland -And do you have a plan for your trash?

Mr. Watkins - So, I'm new to this community. So, what we normally do where my other two shops are, I have a dumpster out back that's on site, and I've got to pay for the waste company, waste management to come and pick it up. I don't know if that's the same thing here, but I'm already used to that, if so.

Vice-Chairman Kunkel -We've just got to find out how you're going to dispose of your trash. Are you going to bring a dumpster?

Mr. Watkins - Okay.

Chairwoman Lofland - Okay. And parking, there's plenty of parking over there. How about a sign?

Mr. Watkins - That was another thing that I was told to ask about. I like the light box signs, but whatever I'm able to get, I'm totally fine with. I'm not picky at all.

Vice-Chairman Kunkel - Is there a sign on the building?

Mr. Watkins - No, there's not.

Chairwoman Lofland - What was there before, do you know?

Mr. Watkins - I believe it was a barber shop called Phase 2.

Chairwoman Lofland - Okay. There's not a sign on the building? Okay. Well, you're allowed to have 40 square feet.

Vice-Chairman Kunkel -40 square feet total.

Mr. Watkins - Okay.

Chairwoman Lofland - And it can't be lighted.

Mr. Watkins -Okay. I would like to have a light box if that is fine.

Chairwoman Lofland -Mm-hmm.

Mr. Bach - So, you would make an application to the construction office for a sign permit?

Mr. Watkins - Yep.

Vice-Chairman Kunkel - Okay.

Mr. Sapio - You need a zoning permit first.

Mr. Bach - Well, I'm sorry, zoning permit, but not in front of this board. Yeah. Because it's going to be a conforming sign.

Chairwoman Lofland - Right. How many employees will you have?

Mr. Watkins - As of right now, it's looking like four. Okay, well not exceed that, though. It's not that big of a space.

Chairwoman Lofland - And you're planning to put up partitions?

Mr. Watkins - Yes.

Chairwoman Lofland - Okay.

Mr. Watkins - Nothing higher than this, what you guys have here right here.

Member Saunders - About four foot?

Mr. Watkins - Yeah.

Chairwoman Lofland - So, there will be four booths.

Mr. Watkins - Yes.

Vice-Chairman Kunkel - Do you have your proper permits now, building and health and all that kind of stuff?

Mr. Watkins - Yes.

Vice-Chairman Kunkel - And is it a licensed establishment?

Mr. Watkins - Yes.

Vice-Chairman Kunkel - And you have all that in there? Okay.

Mr. Watkins - Yes.

Vice-Chairman Kunkel - Now, your hours, you said Tuesday through Saturday.

Mr. Watkins - Yes.

Vice-Chairman Kunkel - Have you ever planned on opening up on a Monday?

Mr. Watkins - No.

Vice-Chairman Kunkel - Okay. Because if you are, it would be better to set it right now or you'd have to come back and reapply. Come back, yeah.

Mr. Watkins - I'm aware that my other stop is Tuesday through Saturday, and I kind of like the way that it flows. So, Monday and Sunday are normally like our rest days.

Vice-Chairman Kunkel - Okay. Also, I think we talked earlier from the district fire marshal.

Mr. Watkins - Yes.

Vice-Chairman Kunkel - That there's a \$60 fee, still outstanding. And Lisa, did you ever get the application to fill out?

Lisa West - Yeah.

Vice-Chairman Kunkel - I saw it in here that there is an application to fill out.

Lisa West - So, he said that this is the application. I talked to him. He said this is the application. This is for next year, but there is a \$60 fee that is due for this year. And it stays with the building and not with the person. So, he said that what you did.

Vice-Chairman Kunkel - So, it might be your landlord might have to pay that.

Mr. Watkins - Okay.

Vice-Chairman Kunkel - It's got to be paid before you do any type of business in there.

Mr. Watkins - Okay.

Vice-Chairman Kunkel - Are you planning on having any type of chemicals or anything besides the ink and stuff that you?

Mr. Watkins - No.

Vice-Chairman Kunkel - No storage for that?

Mr. Watkins - No, not at all.

Vice-Chairman Kunkel - How about deliveries? How are you going to get your product?

Mr. Watkins - Well, I don't want to keep bringing it up, but the shop that I have in Westville, we do all our deliveries and business through there. So, I mean, I can simply just transport it over.

Vice-Chairman Kunkel - So, you just bring it in yourself.

Mr. Watkins - Yeah.

Vice-Chairman Kunkel - There won't be any delivery trucks or anything?

Mr. Watkins - No, no, no.

Vice-Chairman Kunkel - Okay.

Vice-Chairman Kunkel - I don't have anything else.

Chairwoman Lofland - Yep. Anybody else have a question? All right.

Vice-Chairman Kunkel - And the whole area is lit out there, so you don't have to worry about that.

Mr. Watkins - Yeah.

Chairwoman Lofland - All right. Somebody want to make a motion?

Member Franks made a motion to approve. Vice-Chairman Kunkel seconded.

Chairwoman Lofland - Now this will be, it has to go to council. And they really approve it. We just make sure that all the rules are followed.

Mr. Watkins - Okay.

Vice-Chairman Kunkel - Okay, so. These are where there's only one meeting, so we talked about December 16th is the next meeting.

Mr. Watkins - Yeah.

Vice-Chairman Kunkel - They don't have to be present. They will, you know, decide on that.

Mr. Watkins - Okay.

Vice-Chairman Kunkel - And then you have your mercantile. Are you planning on opening in January? Is that correct?

Mr. Watkins - If I could, yeah, but I understand the process takes a little bit. So, I'm not, you know, just being patient with everything.

Member Franks made a motion to approve the mercantile license and Vice-Chairman seconded the motion. All ayes.

Mr. Watkins - Appreciate it. Y'all have a good night.

Chairwoman Lofland - Do you want to go in order?

Solicitor Rhodes - Yeah, I think so.

Chairwoman Lofland - Okay.

NORTHERN VENTURES – 219, 221, 223, 231 & 233 WHITE HORSE PIKE – USE VARIANCE

Chairwoman Loftland - All right. Next, we have Northern Ventures.

Mr. Wilson - Good evening. John Wilson on behalf of Northern Ventures.

Solicitor Rhodes - Mr. Wilson is the attorney for the applicant. I spoke to him before the meeting started. He has an application for use variances for, I believe, five structures along the White Horse Pike in a B2 zone that are currently being used, I believe, as single-family residential units. They have been used that way for some time. I don't know what triggered the need for the application this evening.

Mr. Wilson will explain. But the arguments for each unit and the petition for use variance are the same. So, for sake of expediency, I asked him if he would address all of the properties at the same time as opposed to going through five separate applications saying the same thing for each.

If the board is okay with that, I think it makes good sense.

Chairwoman Loftland - Okay.

Solicitor Rhodes - We will have to vote on them separately, but at least in terms of presentation it will save us some time.

Mr. Wilson - As Mr. Rhodes said, my client has owned these properties for decades. Apparently, there was a change in the zoning office or the code enforcement office, I'm not sure which, but the properties have been operated as rental properties. They've had the rental approvals from the board all through their operation.

And then about two years ago, my client got a notice that they didn't conform with the zoning. My initial review, I thought it should be pre-existing non-conforming uses. I had a discussion with, I think it was with you.

You work in the zoning office?

Mr. Sapio - Yes.

Mr. Wilson - And she said, well, that may be, but I had to come to the board. So that's why we're here. I called Brian Seidel.

Solicitor Rhodes - Just so I understand, Mr. Wilson, are you intending to present evidence that these pre-existing zoning codes and thus qualify as pre-existing non-conforming use?

Mr. Wilson - My application was for that or in the alternative for the use variance. And the reason for that was because if the board says it's pre-existing non-conforming use after Mr. Seidel tells the board about his research of the properties, then that would be it. Otherwise, we will go forward with use variance.

Solicitor Rhodes - I understand.

Mr. Wilson - Mr. Seidel, would you tell the board what licenses you hold?

Mr. Seidel - I'm a certified land planner at the American Institute of Certified Planners.

I'm also a New Jersey professional planner, New Jersey landscape architect. I've testified before boards and commissions all throughout New Jersey, and I believe I've been before this board as well.

Mr. Bach - I have no objection.

Chairwoman Lofland - Thank you.

Solicitor Rhodes - So is Mr. Seidel going to testify on behalf of the applicant?

Mr. Wilson - Yes.

Solicitor Rhodes - Okay.

Solicitor Rhodes - Mr. Seidel, so do you solemnly swear and Mr. Bullock as well. Testimony given before this board will be the truth so help you God.

Mr. Seidel - I do.

Solicitor Rhodes - Thank you.

Mr. Wilson - Mr. Seidel, at my request, did you research the ownership of the properties?

Mr. Seidel - I did.

Mr. Wilson - Would you tell the board when the properties were purchased and what their uses were at that time?

Mr. Seidel - Sure. The properties were originally purchased by John Riegert between 1981 and 1987. John Riegert sold them to an entity that he owns and operates, which is Northern Ventures, and that's the application that's before you here in the year 2000.

So Northern Ventures has owned the property since the year 2000. However, he has owned them between 1981 and 1987 when he acquired them. The use of the properties at that time were generally residential.

Some of them also had other uses. They were identified as, for example, 219 White Horse Pike was two housing units, 221 White Horse Pike was one family house, 223 White Horse Pike was a two-family house, 231 White Horse Pike was two housing units, and 233 was one housing unit.

Mr. Wilson - Did any of them also have a commercial use?

Mr. Seidel - Yes.

Some of them were identified, and I'm getting the, what I'm reciting here is actually from the Township's White Horse Pike redevelopment plan study area where these properties and the use of these properties was identified in 2006, and this document that I'm referring to, the redevelopment plan, is really what created the zoning and created the nonconforming

condition that's here right now. So, I'll go through it again. 219 White Horse Pike was indicated as having auto repair and two housing units.

221 White Horse Pike was a one family house, 223 was a two-family house, 231 was auto sales and two housing units, and 233 was auto sales and one housing unit.

Mr. Wilson - Now, did your research say, inform you that any of those uses had changed?

Mr. Seidel - The change in the zoning apparently, in my opinion, occurred in about 2006. So as part of the redevelopment plan, it did change the zoning and the characteristics which made the residential uses on the property nonconforming uses.

Within the redevelopment plan, it does indicate, and this is the 2006 redevelopment plan, continuation of uses not identified as permitted principal, accessory, or conditional uses and the structures occupied by those uses shall be allowed. And then it basically says, shall be allowed subject to D1 use approval. So, I believe that's why we're here this evening.

The continuation of the use is subject to D1 use approval.

Mr. Bach - Mr. Seidel, just a question if I may. Yes, counsel.

The redevelopment plan is an overlay zoning. The underlying zoning has not changed. So the redevelopment plan only is effectuated if there's a redevelopment so the underlying zoning is the B2 and was not changed by the redevelopment plan.

So, I can understand if, so I believe the underlying zoning prior to the redevelopment was still the B2 zone unless you can tell me otherwise.

Mr. Seidel - I believe it was B2. And what I'm identifying here is that it was an existing, pre-existing nonconforming use at the time of the adoption of this plan.

And just getting to the fact that this is an existing nonconforming use and it was acknowledged in the redevelopment plan as existing nonconforming use.

Mr. Bach - Okay. So, it was acknowledged in the redevelopment plan as existing nonconforming, but that did not, it did not predate any zoning.

So, the use, we have no record in terms of the borough, any record except for a narrative in a redevelopment plan, but we have no record of any approval allowing the residential uses on the property. Again, we're not saying anything about that, you know, we're here, but we're trying to figure out maybe which way is the best way to go forward.

Mr. Seidel - Sure.

Mr. Bach - Whether you're trying to demonstrate that the uses pre-existed the B2 zoning or the zoning of the borough or do you want to go for the use?

Mr. Seidel - So, I'd also like to say where you say we have no evidence of the information here. I mentioned the deeds and the property records that we looked through here. Looked at

the deeds from 81 to 87 when John Riegert acquired these, the deeds in the year 2000 when he transferred them to Northern Ventures.

There's also landlord identity registration statements that were provided by the applicant here and issued by Borough of Clementon. So just for simplicity, here's a 1994 landlord identity registration statement for each one of the properties signed by John Riegert, authorized and issued by Clementon Borough. There's the deed from the year 2000 for all the properties and even as recently as this year.

Clementon Borough has rental registrations. So, February 3rd of this year, Borough of Clementon issued rental registrations for all of these properties.

Mr. Bach - No, I understand completely. So, it's my understanding, and Mr. Sapio, correct me if I'm wrong, but this has always been a business district. So, unless there's evidence of the residential uses existing prior to, is our zoning 1978 Peter?

Solicitor Rhodes - I believe so.

Mr. Sapio -1970.

Solicitor Rhodes - I've been the attorney for the board since 1982, and it's been B2 since then.

Mr. Bach - So, again, I'm just trying to help expedite how to get from point A to point B for all of us. I'm not questioning or doubting any of the evidence that you provided, but the proof of value would be, is there any direct evidence that you might have that these were residential in use, any of the properties or all the properties, as depicted on your application materials prior to November 1970? If not, then it might be the most expedient and direct way is to seek the use variance.

Mr. Wilson - I think that's perceived with the use variance.

Mr. Seidel - Yeah, and quite honestly, I believe we need the use variance regardless. Even under the redevelopment plan, it says the continuation of the property is subject to D1 use approval. So, in any event, we need to do, we're requesting, and we're required to obtain the D1 use variance.

Mr. Bach - Perfect. If you would like to proceed with that, I think that would be the most expedient.

Mr. Wilson - Yeah, sure.

Mr. Seidel - And I think I went through some of my summary already in terms of my research and what we identified here. I do believe this is very much consistent with the code.

Again, going back to 2006 and all the registrations, nothing has really changed regarding the property and regarding the use of the properties. We're at very minor application, just requesting continuation of the use with no changes to the property itself. I do believe it is consistent with the redevelopment plan and with the zoning to allow the use and even looking at the town's recent master plan.

It was addressed under the 2001 master plan for commercial vacancy and the uses in this area. Consideration for allowing additional housing opportunities in the borough's commercial districts and the redevelopment areas. So, I do believe this is very much consistent with the plan.

It's not out of character for the area. And I do believe the property owners is entitled to the use approval. Okay.

Solicitor Rhodes - Can you tell me, you mentioned that some of the properties had commercial uses, some properties were multi-family. How are the properties used today? And what are you looking for in terms of use variance?

Mr. Wilson - There's been no change in use of properties.

Solicitor Rhodes - So, it is multifamily in the end. They're multifamily. They're still an auto repair shop or dealer.

Mr. Bach - So, if I may, and you're going to correct me if I'm wrong with the understanding of the uses of what you're trying to obtain here. But on 219 White Horse Pike, is our understanding that you're asking for the use variance for a mixed-use, duplex, commercial use on the first floor and a single-family residential apartment on the second floor?

Mr. Wilson - Yes.

Mr. Bach - So, that's 219. That's very specific.

Solicitor Rhodes - That's set forth in your review.

Mr. Bach - Yes. And then the commercial uses must be consistent with the B2 zoning district.

Mr. Wilson -That's correct.

Mr. Bach - Going forward. The second one is, I'm not sure I'm doing them in order. 221. 221. 221 White Horse Pike. Application for the use variance is for existing mixed-use, duplex, commercial on the first floor, single-family residential apartment on the second floor.

Mr. Wilson - Correct.

Mr. Bach - With the same understanding that any commercial would have to be consistent with the B2 zoning.

Mr. Wilson -That's correct.

Mr. Bach - 223 White Horse Pike. Two principal uses on one lot, where only one principal use is provided. A commercial use of used car sales and a single-family dwelling.

Mr. Wilson -Correct.

Mr. Bach - So, that is the use that you're looking to continue.

Mr. Wilson - Yes, they're head buildings.

Mr. Bach - Two separate uses, used car sale and then they have a single-family house.

Solicitor Rhodes - So, that house is separate in their structure.

Mr. Bach - Correct. But there's no structure, I don't believe, for that used car sale.

Mr. Wilson - As explained to me by Mr. Riegert, the used car sales was separate from the house. I don't know where their office was.

Solicitor Rhodes - Yeah, it's a guy standing outside.

Alternate Freiling - Is it 223 a yellow house?

Mr. Wilson - Pardon me?

Alternate Freiling - Is that the yellow house?

Mr. Wilson - Yeah.

Alternate Freiling - That's a duplex, isn't it?

Chairwoman Lofland - Yeah. Well..

Mr. Seidel - 223 is a two-family house.

Alternate Freiling - That's a two-family house, yes.

Mr. Bach - I was just reading 233. Sorry, I had to go back.

Alternate Freiling - That messed me all up.

Mr. Bach - That's me up here. 223. I'm trying to stay in the order of the addresses. 223 for duplex, single-family residential unit on the first floor and residential apartment on the second floor. So, that's the duplex use.

Alternate Freiling - Yeah, that's the duplex. I'm going.

Mr. Bach - All right. I need, new bifocals. 233, White Horse Pike?

Everyone - 231. 231.

Alternate Freiling - I'm skipping one. 233 is a ranch.

Mr. Bach - 231. Thank you, everyone. Duplex, single-family residential apartment on the first floor, single residential apartment on the second floor, and an auto shop in the garage.

Alternate Freiling - In the back of it, yes.

Mr. Bach - Yes. All right. So, that is for use variance for the two residential apartment uses plus two principal uses on the property.

Mr. Wilson - Yes.

Mr. Sapio - Pardon me. We're talking auto repair garage, not auto sale, correct?

Mr. Wilson - Yes.

Mr. Sapio - Just to be clear.

Mr. Bach - So, well, there's a question there. It is only for the auto repair shop. There's no car sales on 231?

Mr. Wilson - That's what I understand.

Mr. Bach - Okay.

Mr. Sapio - Just to clarify, because of the – there's another auto sales used car lot well within...

Mr. Bach - Right.

Alternate Freiling - Two houses down. Yeah.

Mr. Bach - All right. So, but that's not what they're asking for. Okay.

Mr. Sapio - I understand. I'll be clear about that.

Mr. Bach - Okay. And then, hopefully, I'm in the final order, 233 White Horse Pike, which is two principal uses on one lot, and this is the one where it was the used cars as used car sales without an office or building, just used car sales, and a single-family dwelling. So, that is what they're asking for the late report this evening, for insurance. Is that correct, sir?

Mr. Wilson - Yeah.

Solicitor Rhodes - All right. That's a single-family.

Mr. Bach - Single-family.

Chairwoman Lofland - But they want the used car sales there? That's like two doors down from the other used.

Alternate Freiling - That's the one. It's right next door.

Mr. Bach - But it's what they're indicating. They're asking for the use there, and Mr. Sapio, to my understanding, it's been there historically.

Mr. Sapio - No. There's nothing there. There's no used cars. There's no sales going on right now at that property.

Mr. Wilson - Well, as I understand it, and I wish Mr. Riegert was here, when they – I'm trying to remember. He wants to continue the used car sales, which has historically been there.

Unknown - There is a property structure.

Mr. Wilson - The license was not continued when the last tenant vacated.

Mr. Sapio - Do you know how long that was?

Mr. Wilson - No, I don't.

Solicitor Rhodes - It's more than a year.

Alternate Freiling - It's been a couple of years since they auto things there. It's more than two and a half years.

Mr. Wilson - I've been working on this for two and a half years. So, yes, it's probably three or four years.

Mr. Bach - So, we have recent photographs, and I believe, did you provide these as part of your application? If not, I have recent photographs of a single-family house and no actual auto sales, and it's being used as a single-family house. The single-family house presented to you by itself is requiring a use variance.

The application has requested also for used car sales to be on this property, and I think that's a point to discuss.

Solicitor Rhodes - And that's a variance for multiple uses on the same lot.

Mr. Wilson - Yes.

Mr. Bach - Yes.

Mr. Wilson - And historically, that's what has been on that lot.

Solicitor Rhodes - Well, tell us about the lot. Is there a large paved area where cars for sale would be displayed?

Unknown - Oh, yes. Should be granted.

Mr. Bach - No, it's accessed.

I'm going to characterize this, and, of course, you can counteract me. Is this the survey of that property?

Mr. Wilson - Yes, it is.

Mr. Bach – So, I'm going to characterize this, and it should be a survey in a rules package, that it appears to be the asphalt area is consistent with what would be a residential driveway, a double-width residential driveway leading back to a frame garage. So, there's not a large expanse of pavement that you would expect on a used car lot. So, the answer is we have four applications that we're talking about, and we're talking about this application. What I would like to do is talk to the applicant.

Mr. Wilson - Yes, please.

Solicitor Rhodes - Okay. While counsel is discussing his application with his expert. The original application for preexisting non-conformity requires them to prove that the use in its current configuration existed before the ordinance was adopted. Secondly, they have to prove continuous use in that manner. So that would mean having to show the tenant occupied continuously through that period of time.

I think the burden is pretty tough. They've abandoned that, but just so you understand.

Mr. Seidel - And that's why we're approaching this as a variance and not as a pre-exist?

Solicitor Rhodes – Yes.

Mr. Wilson - What I would ask is that the used car sales may not be continued. I'd ask that the combination of residential and commercial use, subject to compliance with the ordinance, be permitted.

Mr. Bach - I don't believe. I do not know how you could make this site based on the area, and I have not done a full review, but you have a residential single-family dwelling, a residential garage that's using the off-street parking. I do not know how this site is going to accommodate used car sales. The only thing you're going to be able to do is get three or four cars in a residential driveway.

Mr. Seidel - So, I believe what's been suggested here is that we're not requesting approval of the auto sales, but we're just requesting approval of what characterizes a mixed-use property, the residential use with a commercial component. But the commercial use that would be provided, the commercial tenant, so to speak, would need to comply with the underlying B-2 zoning district regulations.

Mr. Bach - So, the question then lends itself is tenant in what? Is it tenant in the first-floor portion of the single-family? It would have to be a tenant in what? I don't think it would be appropriate to have a separate commercial use just in the driveway of the residential.

The other properties, very specifically, you can see they have exterior parking. They have the commercial presence. If you look at the survey and the photographs of the site, it looks like a single-family dwelling.

No problem if it wants to be a car, if you want to go for a car, but I'm concerned, and I'm raising my concerns to the board, that having a used-car use without any structure just in the driveway of what, in essence, is a single-family dwelling would not be appropriate for a use variance.

Mr. Seidel - The property at 231, well, that does have the residential component. That has an off-street detached garage behind the property and a larger paved area servicing that area.

There is an asphalt parking area that's basically shared between 231 and 233, and that 233 may not be appropriate for all the sales or all the uses, but 231, I believe, certainly could be.

Mr. Bach - Look, 231 is the one that we were talking about, the auto shop and the garage.

Solicitor Rhodes - That's correct. Correct. So that's where we're at with that. Two-flex, two-family house.

Mr. Bach - All right. So, in lieu of asking for the auto sales on the single-family house property, are you suggesting you would like to see if you could have the auto sales on the 231 White Horse Pike, which is the one that has the two-flex and the auto garage shop?

Mr. Wilson - Yes.

Unknown - Where's the garage?

Solicitor Rhodes - So, one of the problems with that, Mr. Wilson, is you also have an ordinance that prohibits any used car auto sales within a certain distance of another one, and there is one in close proximity to that location. So, moving it to 231 is essentially a new business startup on that property, and it's in violation of the ordinance.

Mr. Seidel - So, for that reason, I was suggesting not necessarily auto sales, but the mixed-use property for address 231, that it would have a commercial component with that. It has the multifamily dwelling associated with it, but any future commercial uses for the off-street parking area, for the detached garage, would need to comply with the B2 zoning regulations.

Mr. Bach - And we're going to agree. So, 231, which is the duplex with the garage in back, I think we understand that to be the request for the relief is having the duplex, which is residential on both stories, so two single-family in the duplex, and then the auto garage in the rear, where you have the paving. And the auto garage, I believe, is conforming with the B2. Auto repair garage, yes.

Mr. Sapio - I'm not sure of that, but I'll check it.

Mr. Bach - Even if it's not, we're going to say, for the purposes of this application, the auto repair garage, and then you have the conformance for the B2. So, we understand that. Coming back over to the 233, that is the single-family dwelling. We understand that you're looking for the use variance relief to allow for the residential single-family dwelling.

Mr. Wilson - Yes.

Mr. Bach - I just - would you - because we have to vote on these individually. I understand that. Would you like to amend the application to remove the request for the auto sales?

Mr. Wilson - Yes, I'll amend that.

Mr. Bach - Yes. So, that way, we would just be voting on the use variance just for the single-family dwelling.

Member Franks - It would include the garage?

Mr. Bach - The garage would be part of the single-family dwelling. Not a commercial use. There is a divide between those two driveways.

Member D'Amato - There would be no overflow from – This is for that property only for the residential.

Solicitor Rhodes - Correct. They share the driveway.

Mr. Bach - This garage is on the 233 property. If you look at it on the survey, this right here is the property. So, this is really the residential driveway. There is a much larger expanse on the one that has the auto repair.

Mr. Wilson - There isn't – I understand that.

Mr. Bach - It's like – it's right down. It actually goes like there on the pictures. Yeah, in essence. But then it skews. That's why engineers and surveyors exist in the world. So, that is the application for what I understand. So, Mr. Seidel already provided proofs.

Does anybody – I have only one general condition question on the property, which is sidewalk and lawn, all of them were in terrible shape. Would they be able to do repairs?

Mr. Wilson - The board says it should be repaired. It will be repaired.

Mr. Bach - Yes. The rest of it, does anybody have any questions about any other uses on the five properties or conditions of the property?

Alternate Freiling - You're basically using what has already been used for, with the exception of the auto sales.

Mr. Wilson - Yes.

Mr. Bach - And what this process is, is vesting the applicant in the actual use by a formal zoning board approval versus just what it's being used at right now. But right now, it's being used – and this is not meant to have any detrimental comment – but it's being used not in conformance with our ordinance. So, that's why they're here this evening, saying this is what we're going to use these properties for, this is the record, and this is what the borough will have on the files going forward.

So, that's really what we're here for. And the only general question I had here was resolved with the auto sales, which is now removed from that application. It says repairing any deteriorated sidewalk along the frontage of all the properties.

Member Saunders - So, for them, if they ever wanted to bring this auto sale thing up again –

Mr. Bach - It's a new application.

Mr. Wilson - Right.

Solicitor Rhodes - Yes. You're 100% correct. It would be a use variance because it would be two uses on the property, which is not allowed.

Mr. Bach - I will ask the general question about the garages on all the properties. So, I understand that on the 231, the one with the auto body, that garage is being used for a third party, for a separate business.

Mr. Wilson - Correct.

Mr. Bach - Is there, on any of the other properties, any businesses being run out of the other garages? Or are they used for the residential uses?

Mr. Wilson - No, they're used for the residential.

Mr. Bach - Residential and or commercial uses?

Mr. Wilson - Yes.

Mr. Bach - That's on the property, but not a separate business use? So, I would ask that the resolution indicate that.

Mr. Rhodes - So, let's get back to that. 219 is strictly –

Mr. Bach - 219 is the mixed-use, duplex, commercial use on the first floor, single-family in the back. And there is a garage in the back. So, either – I think it could be – well, let's just go to that one. That the garage is either being used for the residential use or the commercial use of that property, not a separate commercial.

Solicitor Rhodes - Two uses.

Mr. Bach - Yes. But not for a – the garage should not be used for another entity coming in and renting out to the garage.

Member Franks - What is the commercial first floor? What is that?

Alternate Freiling - I can't think. It was offices when I was there. It used to have the license plates in the thing.

Mr. Bach - I mean, business, the offices. Office, whatever is permitted in the B2 zone.

So, whatever is permitted in our zoning – you know, whatever commercial use is permitted in our zoning, they'll be able to utilize that on the first floor. And, of course, everything is subject to any requirements of our construction code office in terms of how they're using the property. This is just land use and zoning. All right?

Solicitor Rhodes - All right. 221.

Mr. Bach - 221.

Solicitor Rhodes - Add a single-family commercial.

Mr. Bach - Double check. But that one doesn't have a garage.

Mr. Seidel - Correct. That's the one family house.

Chairwoman Lofland - On the second floor.

Mr. Bach - No, but that is a – no, this is 221, which is a mixed-use duplex with commercial on the first floor and single-family residential apartment on the second floor.

Mr. Wilson - Yeah.

Mr. Sapio - Same as 219.

Mr. Bach - Yes. But does not have a garage. We're going through which ones have a garage.

Chairwoman Lofland - Okay.

Mr. Bach - I think that might be what you're looking for.

Solicitor Rhodes - Yes.

Mr. Bach – For?

Chairwoman Lofland - 223.

Alternate Freiling - 223.

Mr. Bach - This one also does not have a garage. So, that's not – Duplex. Duplex. The use is single family on the first floor and single family on the second floor.

Mr. Bach - Yes. The next one is 231, which is the one that has – Got it.

Solicitor Rhodes - Got that one.

Mr. Bach - And then the last one was just the single family.

Chairwoman Lofland - Steve, do you have a floor plan for 231? Because I do not.

Mr. Wilson - Yeah, we're in everybody's package.

Mr. Bach - Yep. Hands are on floor plan. It's attached to the survey, at least in my file.

Chairwoman Lofland - It's not. I don't even have a survey for that one. I do not.

Mr. Bach - That's the survey on that section.

Chairwoman Lofland - Thank you. All right. So, this was a two-family. What's the chicken area? It says chicken area. Is there one? There is?

Mr. Wilson - The secretary wasn't having lunch when she reviewed that.

No, there is. But, in general, I'm just going to ask for a meeting with Mr. Seidel over here, sir. In general, we asked questions on all the properties regarding lighting. You would have adequate lighting for any of the uses that are proposed. We're not asking you to provide a site plan, but, generally, you believe there's adequate lighting on all the individual sites?

Mr. Seidel - Yes, we believe so.

Mr. Bach - Thank you. And then, also, for trash and recycling, you're complying with all the township's requirements for trash and recycling. Do any of these properties have dumpsters, or do they all rely on municipal trash collection?

Mr. Wilson - They have always been municipal trash collection.

Mr. Bach - Thank you. And so, our ordinance, we have a property maintenance ordinance that you would comply with all property maintenance requirements of the borough's ordinance for where you store trash and you store the refuse containers.

Mr. Wilson - Yes.

Mr. Bach - All right. So, we're not asking for trash dumpsters or anything else like that, but we just want it on the record, which will help our zoning officer going forward. They have agreed to comply with all our current ordinances for property maintenance.

Mr. Wilson - Yes. That's right.

Member Saunders - And then, sidewalks are busted up where they go back to that garage, right there at that apron right there. That sidewalk's all busted up.

Mr. Wilson - I've already stipulated that, and I'm sure Mr. Rhodes will put it in the resolution. Okay. That wherever the sidewalk needs to be repaired or replaced, it will be.

Mr. Bach - I'm going to be asked that as confirmed with confirmation from the zoning officer. I'm trying to avoid a site plan application for not only for the applicant, but also for the board and also for me. So, I think Mr. Sapio is more than capable of working with the applicant in terms of the replacement of the sidewalk.

Is that okay with you, Mr. Sapio?

Mr. Sapio - Yes.

Mr. Bach - Thank you. So, in essence, that's the application that we have before us. And it would be, as Mr. Rhodes indicated, it would be five individual votes. So, we have five individual resolutions as they're not all contiguous properties. And also, then you could do whatever you need to do for real estate in selling the property. So, I believe the first one would be a resolution to approve the use of our on the record for 219 White Horse Pike.

Okay.

Member D'Amato - Can I ask a brief question just about the 221 before we move forward? Is that okay?

Mr. Bach - You can ask as many questions as you want, sir.

Member D'Amato - Because I just, you know, trying to use some of the tools that we have. Google Earth is showing that there is a dumpster of some kind in the back of 221. Looks like it's been there for a while. I don't know how long ago this was taken. You know, Google updates regularly. Can we confirm that? I'm not sure.

Mr. Bach - I'm going to have to ask their approach so I can see.

Alternate Freiling - The dumpster was probably for when they used to have their auto body.

Mr. Bach - I'm just wondering if it's a construction dumpster or a dumpster.

Alternate Freiling - Probably was from the Elgin Company - used to be like a book publisher.

Mr. Bach - I believe that is what is indicated is more of a construction dumpster. But the applicant has indicated it's not going to have any permanent dumpsters. No. So this is actually a roll-off thing. So, I would not expect that to be there for any extended period of time. And they're not getting approval for any dumpsters.

Chairwoman Lofland - Okay.

Mr. Bach - Peter, when we open this for the public, we're going to open it all up at once?

Solicitor Rhodes - Yes.

Mr. Bach - So, I think we're at questions right now from the board. If there's no questions from the board, then it would be appropriate to open it to the public for all the five properties.

Chairwoman Lofland - All five properties open to the public. Anyone here to talk about that?

Vice-Chairman Kunkel - I don't see anybody.

Chairwoman Lofland - Okay. Guess not. Close to the public then.

Mr. Bach - All right, Peter. You're up.

Solicitor Rhodes - All right. So, the first application we just have in order is for a use variance for 219 White Horse Pike to allow the continuation of its use as a mixed-use duplex, being commercial on the first floor and single-family residential on the second floor. It requires a use variance because of the residential part of the use and also because it's two uses on the same lot.

Can I entertain a motion? We have a motion to approve? Motion was made by Member Franks. Seconded by Vice-Chairman Kunkel. Roll call, Lisa, please.

Chairwoman Lofland? Yes. Vice-Chairman Kunkel? Yes. Member Franks? Yes. Member Saunders? Yes. Member D'Amato? Yes. Alternate Freiling? Yes.

Mr. Sapio - Pete, can I add something to that?

Solicitor Rhodes -Yes.

Mr. Sapio - So, I just want to make sure that there's no commercial use there now, but any commercial use that goes in there, they have to follow proper Mercantile licensing procedures.

Mr. Wilson - Yes, of course. That's required of the tenant who goes in.

Mr. Sapio - Yes, correct.

Mr. Wilson - We're not dealing with the tenant.

Mr. Sapio- I just want to make sure you're aware of that.

Mr. Wilson -Yeah. Well, my client will make sure that the tenant knows that makes the proper application to your office.

Mr. Bach - This does not pre-empt any requirements of the Mercantile licensing in the borough.

Chairwoman Lofland - All right. Next, we have 221.

Solicitor Rhodes - By the way, all of these motions are subject to the conditions that sidewalks be repaired and or replaced to the approval and confirmation of the zoning officer, as well as the applicants' affirmative responses that they will comply with all of the borough's rules and regulations. All right. Next is for 221, which is essentially the same as 219, but there is no garage on that property.

Chairwoman Lofland - Single family, but business on the first floor.

Solicitor Rhodes - Commercial on the first floor, residential on the second. Okay.

Motion for that? Motion to approve this. Vice-Chairman Kunkel made a motion to approve. Seconded by Member Saunders. Roll call, please.

Chairwoman, Lofland. Yes. Vice-Chairman Kunkel. Yes. Member Franks. Yes. Member Saunders. Yes. Member D'Amato, Yes. Alternate Freiling. Yes.

Solicitor Rhodes - Next is 223, White Horse Pike. This is a two-family house. I don't know whether it's side-by-side or up and down.

Mr. Wilson - Up and down. It's up and down. It's a residential first floor, residential second floor. No garage on the property.

Motion to approve was made by Member D'Amato and seconded by Vice-Chairman Kunkel.

Roll call, please. Chairwoman, Lofland. Yes. Vice-Chairman Kunkel. Yes. Member Franks. Yes. Member Saunders. Yes. Member D'Amato. Yes. Alternate Freiling. Yes.

Solicitor Rhodes - Next is 231, White Horse Pike. This is a duplex with residential on the first floor and second floor. This property also has a garage at the rear, which is currently leased and used for auto repair. So, the application is for a use variance to allow residential in a B2 zone and multi-use on a single lot.

Chairwoman Lofland - Someone want to make a motion for that? Vice-Chairman Kunkel made a motion to approve. Seconded by Member Franks. Roll call, please.

Chairwoman, Lofland. Yes. Vice-Chairman Kunkel. Yes. Member Franks. Yes. Member Saunders. Yes. Member D'Amato. Yes. Alternate Freiling. Yes.

Solicitor Rhodes - Last is 233, Whitehorse Pike. The application is for single family residential use. This does have a garage, but the garage would be strictly for the use of the occupants of the residence.

Motion to approve was made by Member D'Amato. Seconded by Vice-Chairman Kunkel. Roll call, please.

Chairwoman, Lofland. Yes. Vice-Chairman Kunkel. Yes. Member Franks. Yes. Member Saunders. Yes. Member D'Amato. Yes. Alternate Freiling. Yes.

Mr. Wilson - I thank the Board for their attention and for their questions and for their approval. Thank you.

JOHN & GAIL SNUFFIN – 60 FRANKLIN AVENUE – BULK VARIANCE

Chairwoman Lofland - Next, we have John Snuffin, 60 Franklin Avenue. Mr. Snuffin, please state your name and address.

Mr. Snuffin - John Snuffin, 60 Franklin Avenue.

Solicitor Rhodes - Mr. Snuffin, raise your right hand, do you solemnly swear that the testimony you give before the Board. It will be the truth, so help you God.

Mr. Snuffin - Yes, I swear.

Solicitor Rhodes - Thank you.

Chairwoman Lofland - Okay. Please tell us what you are seeking approval for.

Mr. Snuffin - Yeah. We're seeking approval for an in-ground pool. The property of 60 Franklin Avenue is about 150 feet long, 50 feet wide. The pool that we're looking for, which I

think is like an academy, ended up being 35 feet by 16 feet. So, the impervious coverage ends up being like 34, 34 percent. The reason why we're looking, my wife has issues with her legs. She has issues going up and down steps. So, everyone got an above ground pool. So, we're looking for an in-ground pool.

It has a. What's the word again? A. What is the word? It's it's it's like it goes down like six inches. It has it's it's like it's like a little step. So, it makes it easier to get into the pool and get out of the pools like a tourist.

Vice-Chairman Kunkel - It's like a tourist.

Mr. Snuffin - I can't remember the word they use. It's it's it's it's it's it's it's a tourist.

Mr. Bach - That is the tourist in the pool, for lack of a better term. Six inches or so below. It's a real shot.

Mr. Snuffin - Yes.

Mr. Bach - Okay, so I'm going to help if I may. Sir, I refer the board and the applicant to our November 7th, 2025 review. And I get to speak with the applicant. They're here for the maximum impervious variance that is required in the R1 zone. And that's thirty-four point five.

All other conditions of our ordinance in terms of the R1 zoning district, in terms of block size, width, depth, setbacks and building height and minimum floor area. So, they're here in essence for the exceedance of the lot coverage. Would like to note that Mr. Snuffin has already applied for a grading plan and was approved. But it was for a smaller pool. He's here because this is the pool that you want. And it's the pool that you want to enjoy. So, they're here asking for the maximum lot coverage. And then any conditional approval as already discussed with Mr. Snuffin and that they would have to make a new grading plan application for the grading plan. You know, it's represented in your application materials here on the planning board. So, they have to get a grading plan approval for this new configuration. So that is the moment short of the application. And this is something on the general questions I would ask.

Are you aware of any drainage problems on your property or any of the adjacent properties?

Mr. Snuffin - No, Mr. Saunders was out the other day. The properties are relatively flat.

Mr. Bach - And you would not be, you'll submit a grading plan where you'll be able to demonstrate that you're not going to adversely impact neighboring properties.

Mr. Snuffin - Yes.

Mr. Bach - That's all I have mentioned.

Chairwoman Lofland - Okay.

Member Saunders - I looked at it. It's basically level. Back yard he has very nice.

Mr. Bach - And then we always put a condition of any grading plan will be in the grading plan. Once you get your new grading plan approval, then you'll have to build it for the grading plan that's approved. Please tell your pool company that. So, they don't want to adjust grades because they don't want to dig dirt out and truck it off site.

Whatever the grades, when you get your revised grading plan or your new grading plan approval, that is what's going to have to be built. So just caution them. There's no tolerance for we build it the way we wanted to build it. And we're going to ask for forgiveness. Thank you for that.

Vice-Chairman Kunkel - Your property's so narrow and on the right side and left side. I don't see how they can get a backhoe in there. You have approval from a neighbor who goes across that property. I was wondering how you're going to do it. I don't know if you're going to fly it in. I've seen them use a crane to take it over your house.

Mr. Snuffin - I prefer not to do that.

Vice-Chairman Kunkel - Are you going to have a sidewalk or an apron around this pool?

Mr. Snuffin - There's a three-foot concrete walkway around the pool.

Vice-Chairman Kunkel - Are you considering another fence around the pool? Because your property has what, a six-foot fence? You have a six-foot fence. So that should be sufficient.

Mr. Bach - They'll have to comply with any requirements for the pool equipment and for the fence. Six foot's obviously higher than the 42.

Vice-Chairman Kunkel - All right. Okay. Are you going to have a pool house on there to encase the equipment and the filters? Or are you just going to leave it out?

Mr. Snuffin - It's just going to be out.

Vice-Chairman Kunkel - And where are you thinking about covering it and all that?

Mr. Snuffin - Yeah, we have a safety cover.

Chairwoman Lofland - Any other questions from the board? Is there anyone here from the public who would like to speak? Seeing none, close it to the public.

Solicitor Rhodes - Can I come over in July?

Mr. Snuffin - Hopefully it is done by July. We have been trying since April. .

Member Saunders made a motion to approve and Member Franks seconded.

Chairwoman Lofland. Yes. Vice-Chairman Kunkel. Yes. Member Franks. Yes. Member Saunders. Yes. Member D'Amato. Yes. Alternate Freiling. Yes.

Vice-Chairman Kunkel - Well, yours went pretty fast. Thank you. Good luck with that.

Have a good night. Stay safe.

Mr. Snuffin - Thank you.

Thank you for your patience.

Mr. Bach - Madam Chair, if I could bring up another matter.

Chairwoman Lofland - Absolutely.

Mr. Bach - So we are, I do not know when we're going to have this, but we're going to end up having a discussion with a potential redeveloper of the county cooperative building.

Chairwoman Lofland - The extension?

Mr. Bach - The county extension building. If you recall, this was the subject, or you might not recall, but this was the subject of a redevelopment plan that was performed in cooperation with Camden County many, many years ago.

Vice-Chairman Kunkel - Is this on the White Horse Pike?

Chairwoman Lofland and Alternate Freiling - No, it's Ohio Avenue. Ohio Avenue.

Mr. Bach - Okay. It's almost like, it looks like a government building on Ohio Avenue. So, was not contemplated was single family residences, when that was put into as a redevelopment plan. So, the Governing Body Mayor and Council has directed this over to the Land Use Board to look at their plan and look at any possible amendments required to the redevelopment plan for that to turn into multiple single-family houses. So, when we bring in that, the applicant, it's not a formal application, but we're going to bring the potential redeveloper and their professional into a workshop before us and show us what it's all about. And if we have the, and if the redevelopment plan is changed by Mayor and Council, so any redevelopment plan first is introduced by Mayor and Council for any changes.

In general, the redevelopment plan would be amended to allow X number of single-family houses at a certain density, you know, on that property, because the whole plan is only that one property. It's not for multiple areas. It's just for that one specific property.

And if you're okay with that, then we would say back to, informally, back to Mayor and Council. We have no problem with it. And then they could proceed with introducing an ordinance.

They would introduce the ordinance, change the plan, refer it back to us, purchase consistency with the master plan, and then they would do their second and final reading.

Member Franks - I heard they were going to be town homes.

Mr. Sapio - The proposal I saw was three sets of twin homes. Three sets of side-by-sides.

Mr. Bach - Yes.

Mr. Sapio - Six homes all together.

Alternate Freiling - All in Ohio?

Mr. Bach - It was twins.

Alternate Freiling - All in Ohio. Nothing going off the back property?

Mr. Sapio - No, all facing Ohio.

Chairwoman Lofland - Oh, really? Yeah. That's not that wide, is it?

Alternate Freiling - Yeah. It's big enough. It's a big lot. But they actually have that one lot behind it. They would be able to put one back there, too.

Mr. Bach - So, they're going to, I don't have a plan with me to see if anyone wants to talk about the concept.

Mr. Sapio - I have them upstairs.

Mr. Bach - We're going to make the applicant do their job and come in and share the board what we're talking about. And then you're going to have to say, yep, that's something. But as was already indicated, they'll look like they're twins. Twins. I call them twins. I don't know. They're twins. They're side-by-side. How many did you say? Three or four?

Mr. Sapio - Three sets of twins. Six all together.

Mr. Bach - Great. So, there's three buildings, six units all together. They would have all the appropriate off-site parking. And I believe they'll be able to handle all the stormwater. I had a workshop with them, Peter and I did, many months ago. So, that's going to be a workshop coming into the planning board.

You're not going to vote to approve anything that night. You're only talking about doing the work that the mayor and council ask you to do, is what would be an appropriate amendment to the redevelopment plan. And I will walk you through that.

And that way we can give that back to Mayor and Council. After they get the redevelopment plan amended by ordinance, then he's going to have to make a formal application to the board to go through subdivision and site plan approval.

Chairwoman Lofland - Is that going to be at a regular meeting or a separate meeting?

Mr. Bach - Regular meeting.

Solicitor Rhodes - Well, the informal is going to be at a regular meeting. It's not going to take that long. Okay. So, it's a little different. I don't know if you get the concept.

But once a property is designated for redevelopment, council can actually change the zoning based upon what the redeveloper wants. So, there's no friendly incentives and things like that to consider once it's completed. But it's not subdivided.

It's a single lot, so you will have to subdivide.

Mr. Bach - But a lot of times, many times, mayor and council will defer this sort of conceptual discussion and wording of amendments to a redevelopment plan to its land use board because you deal with land use board applications every month. And that's what has happened here. Mayor and council has asked you to take up the mantle and take a look at it and make some recommendations back to them. So, that will be coming up. I don't know if it's December or January. I don't know.

Lisa West - December.

Mr. Bach - It's December then.

Mr. Rhodes - Probably wanted to be here tonight.

Mr. Sapio - Probably would have been.

Mr. Bach - Well, yeah. That's too much.

Member Franks - The are all going to be based on Ohio? That's weird. You would think they would turn it around and use that big lot in the back.

Alternate Freiling - Half a lot. Half of lot. The other half has a stream going through it.

Mr. Bach - Again, that's what they have to bring back to us. That's what they have to bring back to us. And you've got to absorb it. And you've got to say, yeah, zoning would be appropriate to allow this to happen. We're going to say, no, not so much.

So, that will be the next one. Lisa, I know they may need a paper service. But did they provide a plan of what they proposed for everybody for the board?

Lisa West - They said something to the mayor.

Mr. Bach - One letter that came in from the applicant's attorney, which is Matt Madden. Just make sure before it comes to you that we have plans for all the board members.

Lisa West - I told Nate that he had to provide me with fifteen copies.

Chairwoman Lofland - All right, Nick, do you have anything for us?

Mr. Sapio - I do not.

Chairman Lofland - You do?

Member Sauders - I have a question.

Chairwoman Lofland - Go ahead.

Member Saunders - On Harper's liquor store down here, there's 17 liquor signs over the windows, the wall, all the way around. I thought it was 40 square feet they were permitted. Now they have these signs, THC-infused liquor here, right down the street from the school. I don't know whether there's an ordinance about that. There's a limit on signs, of course.

Mr. Sapio - Yeah, there is a limit on signs.

Chairwoman Lofland - Well, I complained about the Clarity place having too many signs, and they got taken down. You can just go in and tell them they have too many signs.

Mr. Bach - A sign in a window is still a sign. Yeah. Yeah, so if they're abusing the tolerance of the municipality, then our zoning officer can go and take a look at that. It looks like health and ruin.

Member D'Amato - Maybe we can start enforcing them taking care of that plot of land. I believe that was brought up when we were at a planning and zoning meeting, wasn't it? Don't they have a little strip they're supposed to maintain in terms of trash and things like that?

Alternate Freiling - Conrail is about 20 feet off each side of the train tracks. It's Conrail.

Member D'Amato - Okay. I could have sworn what we were talking about. Maybe it was with that raised bed that's up front. That needs to be cleaned.

Mr. Sapio - Yeah, I know. I've been there a number of times telling them to clean that up. It does, and then it gets bad again. They wait until we talk to them. Exactly.

Chairwoman Lofland - Anything else really good of the order?

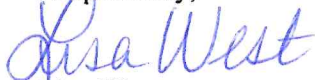
Vice-Chairman Kunkel - Everybody have a nice holiday.

Chairwoman Lofland - All right.

Motion to adjourn was made by Vice-Chairman Kunkel and seconded by Member D'Amato. Thank you, everybody. All right.

Good night, all. Good night.

Respectfully,



Lisa West,
Planning/Zoning Board Secretary