

JOINT LAND USE BOARD

MEETING MINUTES

OCTOBER 9, 2025

The October 9, 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 6:30 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, Member D'Amato. Also, in attendance were Mr. Riley of Bach Associates and Solicitor Rhodes.

APPROVAL OF MINUTES: NONE

OLD BUSINESS: FRANK PARADISO – 2 HIGGINS AVENUE

Chairwoman Lofland – Our first order of business is old business Mr. Paradiso.

Solicitor Rhodes – Mr. Paradiso I know that you are here for a use variance, probably have been here before for a use variance, unfortunately we still face a five-member board tonight any use variance or approval you get tonight will require a unanimous vote because you need five affirmative votes.

Chairwoman Lofland – We have six (counted the members present).

Solicitor Rhodes – Full board is seven. If you prefer to wait, for seven you can do that. I only tell you this so you know your rights. Okay so do you have a preference as to what you are going to do?

Mr. Paradiso - Three times now I haven't had a full board.

Solicitor Rhodes – So you wish to proceed?

Mr. Paradiso – I guess so.

Solicitor Rhodes sworn in the applicant.

Mr. Paradiso replied with I do.

Solicitor Rhodes – Your name is Frank Paradiso and you live at 2 Higgins Ave?

Mr. Paradiso – Correct.

Chairwoman Lofland – Okay, Mr. Paradiso please refresh our memories about your situation please.

Mr. Paradiso – I have a container on the side of my driveway. It was brought up as a variance issue.

Chairwoman Lofland – Okay. Is it within the set-backs?

Mr. Paradiso – Yes.

Vice-Chair Kunkel – It doesn't meet the accessory structures that why it's here.

Chairwoman Lofland – Right, right, right – not a structure so it is supposed to be hardship, I mean for us to grant a variance you need to prove to us that it is a hardship to you not to have that.

Mr. Paradiso – I don't. I have bi-level house. I don't have an attic and I don't have a basement so I need to put stuff in somewhere. My other shed is filled with work stuff. This needs to be there for accessories for my other kids' stuff. I mean I been using it for four years on the property. It's been there. I mean I don't know what else to do.

Member Saunders – How long have you had it there?

Mr. Paradiso – For over four years.

Vice-Chairman Kunkel – You really can't see it from the street.

Mr. Paradiso – It's red. I'll paint it white, put a roof on it, put a roof on it if I have to to make it look pretty. I don't know what else to do. Trying to get rid of this is a real issue for me. I mean it's been there for so long.

Chairwoman Lofland – I kinda disagree. I think you kinda can see it from the street.

Vice-Chairman Kunkel – How far is it off your property on the right-hand side?

Mr. Paradiso – Like 15 feet.

Vice-Chairman Kunkel – That is what I thought.

Mr. Paradiso – It was just surveyed this summer. Got a new septic system put in and they had to survey the whole property.

Vice-Chairman Kunkel – Do you have electricity to it?

Mr. Paradiso – No.

Vice-Chairman Kunkel – Any plumbing to it?

Mr. Paradiso – No. Strictly storage.

Vice-Chairman Kunkel – What are the dimensions of it?

Mr. Paradiso – 8 x 20.

Chairwoman Lofland – Anybody from the board have questions?

Solicitor Rhodes – How tall is it Mr. Paradiso?

Mr. Paradiso – 7 something.

Solicitor Rhodes – 8 x 8 x 20?

Mr. Paradiso – Something like that.

Solicitor Rhodes – Well so if there are no more questions we will need to open it up to the public.

Chairwoman Lofland – Okay.

Mr. Sapio – I don't have a question, just a comment. The use variance because of its size over 150 square feet you need a bulk variance as well.

Member Franks – Has he applied for that? Is it part of his application?

Mr. Sapio – No. It is 160 sq. feet when the limit is 150 sq. feet for an accessory structure.

Chairwoman Lofland – Um, my opinion is that it's not allowed according to the ordinance, which was passed I think 2000-2008 so it arrived there after the variance was passed – after the ordinance was passed. If we approve a variance it goes with the land so even if you, am I right?

Vice-Chairman Kunkel – Yes, correct.

Chairwoman Lofland – Even if you sell your property and somebody else lives there, then they would be allowed to have one. And I am concerned about the fact that if we allow a variance for one, then we would need to allow a variance for others, perhaps because you will be setting the precedence so that is where I stand...unless you can...

In audible conversation.

Solicitor Rhodes – If he hasn't applied for a bulk variance.

Chairwoman Lofland – Oh my...

Solicitor Rhodes – That would require a new application from Mr. Paradiso before the storage container or whatever you want to call it be legal. Even assuming we grant the use variance because a separate ordinance says any accessory buildings greater than 150 sq. feet. Did the application include any variances or any other waivers? So, you understand you apparently need not just a use variance for a structure what is larger than what is permitted? By ordinance didn't apply for that additional variance regardless of what happens this evening you would have to come back here before the board for that to be legal.

Mr. Paradiso: Uh hmm.

Chairwoman Lofland – So do...

Solicitor Rhodes: I can't give you legal advice but you are allowed to have this tabled tonight and apply for the additional variance.

Mr. Riley – I am sorry can I add something real quick? So, in the application documents the applicant indicated the size of the box was 20 x 7 so that is under, so that is 140 square feet so that is under the 150. I think if we can get a clarification you may not need a bulk variance.

Solicitor Rhodes – That's fine with me because he testified that it was 20 x 8 so.

Mr. Riley – Can I add a couple of things?

Solicitor Rhodes – Yeah.

Mr. Riley – I know that Steve was here for the application. He reiterated to me we were concerned about. The definition of an accessory structure we do not feel a sea box meets what definition though Steve made a recommendation to help get it to an accessory structure to meet the borough ordinance and that would be uh fixed to the land like some kind of foundation approved by the building code official and present the sea box exterior as more residential in character. So, we would recommend any condition be those things.

Solicitor Rhodes – So, some of the things you have to prove that your proposal mitigates any detriment to the zoning ordinance for the intent purpose of having it there. What the engineer is recommending is ways that you could help mitigate or minimize that detriment. One of those is by putting up a permanent foundation or something of the sort approved by the construction code official. I am assuming it is just sitting on the ground?

Mr. Paradiso – It is sitting on compacted dirt with stone that is compacted with two pieces of pipe so it is off the ground with compacted soil with concrete in the corners for settlement for widening it later.

Solicitor Rhodes – So, if you were to agree to a condition pending approval the you would work with the construction department to pass and approve a foundation for a lack of a better term?

Mr. Paradiso- So, what is that going to include? Put a slab on this?

Solicitor Rhodes – I do know what they would require.

Mr. Paradiso – There are sheds in town bigger than my shed that I have and they are just sitting on 4 x 4's and dirt.

Solicitor Rhodes – These are suggestions on what you can do to help your application. I do not know what the construction department would say or what they would require. It seems to me that there are more ways than one to skin a cat. Could be a slab, could be cinder blocks, I don't know.

Member Saunders – Could be stone.

Mr. Paradiso – I have pipe, I have stone underneath and concrete on the corners so if it does settle I can level it back out with the concrete pieces.

Member Saunders – How many years has it been there?

Mr. Paradiso – 4 years.

Member Saunders – I think all the settling is done.

Mr. Paradiso – I think so. I haven't leveled it yet. I mean like I said I know it's red.

Member Franks – And you would agree to make is aesthetically pleasing?

Mr. Paradiso – Yes, I would paint it white. I would paint it purple.

Member Franks – Will you put a roof on it?

Mr. Paradiso – You want a roof on it? I will put a roof on it. It is easy to put a roof on. I would put wood paneling on it if you want. I just don't want to move it. There is 4 years of stuff in there.

Vice-Chairman Kunkel – According to your application it is under the square footage. Do you want to proceed with a vote?

Mr. Paradiso – I will take a vote.

Chairwoman Lofland – someone need to make a motion.

Member Franks – I will make a motion

Chairwoman Lofland – I am sorry – anybody here from the public that wants to comment on this application or here for this?

(No one from the public was in attendance as to this application).

Solicitor Rhodes – Before you proceed the only testimony was the shed was 8 x 20. If the applicant wants to revise that testimony they should do that now. Otherwise...so Mr. Paradiso you are revising your previous testimony?

Mr. Paradiso – Yes.

Solicitor Rhodes – Sea box is actually 7 x 20?

Mr. Paradiso – Correct.

Member Franks – I will make a motion. Vice Chairman Kunkel seconded the motion.

Chairwoman Lofland – Okay then.

Solicitor Rhodes – What is your motion?

Chairwoman Lofland – Yeah, we need a motion that...

Solicitor Rhodes – A motion to approve a use variance for this applicant. If so, are there any conditions?

Member Franks – Yes.

Solicitor Rhodes – If he is to paint it, does he need to put a roof on it?

Vice-Chairman Kunkel – Needs to make it look like a shed.

Member Franks – Yes.

Solicitor Rhodes – So the motion before the board, which I think Vice-Chairman Kunkel seconded it is a use variance be granted for a 7 x 20 sea box to remain on the property in its current location subject to the applicant intergrading it more into a residential appearance including building a roof on top of it and painting it. Any particular color or you don't care?

Vice Chairman Kunkel – Same color as house.

Mr. Paradiso – Greyish? So, it is a roof?

Solicitor Rhodes – Any type of roof?

Mr. Paradiso – Can I put a metal one – corrugated?

Member Saunders – A-frame.

Mr. Paradiso – I know an A-frame. Metal?

Vice Chairman Kunkel – Steel.

Mr. Paradiso – I know steel. Steel is fine.

Chairwoman Lofland – Okay, roll call.

Chairwoman Lofland, Vice Chairman Kunkel, Secretary Taylor, Member Franks, Member Saunders all ayes. Chairwoman Lofland and Member Franks were yes with the conditions set forth.

Mr. Paradiso – Any time line for the roof?

Chairwoman Lofland – Before the end of the year.

Mr. Paradiso – Not a problem.

NEW BUSINESS:

**COUNTRYWIDE HOME CARE
BERLIN ROAD
MERCANTILE LICENSE**

Chairwoman Lofland - Our next order of business would be mercantile license for Country-Wide Home Care.

Solicitor Rhodes - Are you going to tell us about your application?

Anna - Absolutely. Okay, great.

Solicitor Rhodes - So tell the truth so help you God.

Solicitor Rhodes - Would you both please state your names and addresses for the record?

Anna Rosenblatt-Adler, 232 Sandringham Road, Cherry Hill, New Jersey, 0803.

Glorivee Vinogroni, 1531 Merchantville Avenue, Pennsauken, New Jersey, 08110.

Solicitor Rhodes - Tell us about what you do.

Anna - So I am the founder and the owner and president of Countrywide Home Care. Countrywide Home Care, which was established in 2019, is a home health care services firm. We provide personal care assistance to elderly and disabled adults throughout South Jersey, currently serving approximately 2,000 clients, also creating many, many jobs for the community. Employing over 2,000 certified home health aides throughout Camden County and surrounding counties. We're also offering classes for certification and connecting people to schools and providing scholarships for people to be able to work.

So personal care assistance includes services such as bathing, grooming, helping someone get food, run their errands, change their sheets, do, you know, some housekeeping things in their home. But the most important thing that we do is we prevent hospitalizations and keep people in the community for a longer period of time and also assist them with, you know, making decisions as to their own care. So, we provide them the opportunity to remain independent at home for as long as possible.

Glory is one of my regional managers, and she interviews people, hires people, and sets them up to be able to work and to be successful in the community.

Vice-Chairman Kunkel - Are you licensed?

Anna - I am. I am licensed by Division of Consumer Affairs, Attorney General's Office. I accept Medicaid, and I am constantly yearly audited by Medicaid and by Attorney General's Office. I am licensed, bonded, insured. I have malpractice insurance, liability insurance, an umbrella policy, and a workers' comp.

Vice-Chairman Kunkel - Your employees, are they certified by anything?

Anna - All. They are all certified by the Board of Nursing.

Vice-Chairman Kunkel - So they're licensed?

Anna - Absolutely.

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

Anna - Over 2,000.

Vice-Chairman Kunkel - Over 2,000? Right there. Not at this location or they work out of this office? Is that what it is?

Anna - No. So, all of our employees work in the field. They work in people's homes. We have approximately 60 office employees and approximately 2,000 certified home health aides that work in the homes of people.

We have, I believe, 17 registered nurses, an HR department, a nursing department administration, billing, payroll, and coordination. So, what this office would have, this office would be an accredited facility. This office would have each of those departments, but one person in each department. So, Glory is the administrator. She would have a coordinator. She would have a receptionist. She would have one person doing human resources. She would have two registered nurses. And then hopefully she would have as many home health aides as possible, whether they are current home health aides or people that she would be assisting to get licensed and working.

Currently in this area, we have approximately 250 certified home health aides. And the reason that we would really need to be in this area local to here is because many people don't drive. We provide them transportation to work, but we need them to be able to come into the office and get skills, get training, you know, do all the things necessary for them to be able to work regularly.

Vice-Chairman Kunkel - How many employees do you have in the office during the day?

Anna - So in the Clementon office, we would probably have approximately five or six.

Vice-Chairman Kunkel - How many parking places do you have out there for employees and clients?

Anna - I mean, this plaza has tons of parking spaces.

Vice-Chairman Kunkel - Well, there's other things in the plaza, that's what I mean.

Anna - They're always empty. Okay. They are. There's plenty of parking.

Vice-Chairman Kunkel - Do you prescribe any medication or anything?

Anna - No.

Vice-Chairman Kunkel - Do you have any hazardous materials at that location?

Anna - No.

Vice-Chairman Kunkel - What are you going to do with your trash?

Anna - I get it waste management.

Vice-Chairman Kunkel - Do you have a dumpster out there?

Anna - Absolutely, yes.

Vice-Chairman Kunkel - On site?

Anna - Of course.

Vice-Chairman Kunkel - I see it's 9 to 5 at night. How late will you be? Anything past 9 to 5?

Anna - No. We have an on-call service, so we answer the phone after 5 o'clock. We have a service that picks up all of our calls and transfers them to Glory as needed.

Vice-Chairman Kunkel - Do you have outside lighting around the building?

Anna - We will. Yeah, there is. I believe the owners of the property are here as well, so they can answer some of those questions.

Vice-Chairman Kunkel - Okay.

Chairwoman Lofland - Are the owners of the property here?

Anna - They are.

Chairwoman Lofland - Oh, okay.

Vice-Chairman Kunkel - Is your client doing any construction at that?

Anna - No, it's perfect.

Vice-Chairman Kunkel - It's already perfect?

Anna - Perfect.

Chairwoman Lofland - And signage?

Anna - Signage, yes.

Vice-Chairman Kunkel - 40 square feet. Is there a sign up there now?

Anna - I don't think so. No. Is there?

Unknown Speaker - There's a box sign above the unit already. We just keep sliding in.

Vice-Chairman Kunkel - Okay, so it's under or at least 40 square feet. I just can't go over that?

Unknown Speaker - No, it's not.

Chairwoman Lofland - Okay.

Anna - If you would like to see what some of my other properties look like, I can show you. I just had a grand opening in Cherry Hill. It's over at the Baird's Chocolate House, if you're familiar.

So, that is our headquarters location, and we just had the grand opening on Saturday.

Vice-Chairman Kunkel - So, how many locations do you actually have?

Anna -Five.

Vice-Chairman Kunkel - Wow. All in the state of New Jersey?

Anna - Yes. Absolutely. Hoping to have two more before the year is over.

Member Franks - Wow, good for you. So, who does the training? Do you do it, or do you have a facility where they do it?

Anna - So, we're actually opening up a school as soon as we get the certifications for it. We were waiting to move into Baird's Chocolate House, and now we have the room for it. So, we're going to open up our own school on premises. Right now, we've been working with three different schools and sending our aides there. We work very closely with Camden City local government. We work closely with the schools. We get a lot of the students. We're always looking to hire, to educate, and employ, and get people on employment.

Member Franks -You have to be a registered nurse? So, do you need a state certification to be able to teach?

Anna - No. You just need to be a registered nurse. Yeah. The school needs to be certified, and we're already, like, 80 percent there.

Member Franks - And how many do you think you could train at once?

Anna - We're allowed to train 10 at once, and we could have two classes a day.

Member Franks - And what does training take?

Anna - Training is 76 hours, 60 hours if it is online, and 16 is in person, hands-on. And our teacher is a PhD nurse who's going to be running the program, but I'm hoping that we're going to have so many classes that we're going to need five nurses to do it. My son is getting a master's in healthcare management, and he's the one that's opening the school.

Member Franks - That's good. I think it will help a lot of people.

Anna – Absolutely. Getting people employed, getting them off unemployment, and getting them working is one of my biggest goals.

Member Franks -It's a very large need, so that's wonderful.

Chairwoman Lofland -Okay. So, we do not give you the mercantile license from here. We just check and make sure that it's with our ordinances. So, then it goes to the council, and they will approve. And you don't have to be there for that. So, that will be the next meeting.

Lisa West - They canceled their meeting for November because it fell on Election Day. The next Tuesday would be Veterans Day. The next Tuesday would be the leave, and then Thanksgiving. So, they just canceled the meeting for November.

Member Franks - Can she get a temporary one? Can she get a temporary one?

Anna - That would be great.

Member Franks - Can she get a temporary one?

Solicitor Rhodes - We don't issue the mercantile licenses, period. So, if she can get a temporary one, it would have to be from council.

Chairwoman Lofland - Do they have another meeting this month?

Lisa West - No. Wait, yes.

Member Franks - Next Tuesday.

Lisa West - I might be able to see if I can squeeze on the resolutions.

Member Franks - Yeah, squeeze it on there. Yeah, squeeze on there.

Solicitor Rhodes - Are you ready?

Anna - We have been waiting to come in front of you for quite some time.

Solicitor Rhodes - Are you ready to open?

Anna - Like yesterday. Like six months ago. I do not have to attend the council meeting?

Chairwoman Lofland - No. If you can just be in contact with Lisa. Thank you.

Lisa West - Well, after I do the resolution, it goes to the clerk's office. So, you can bug her. So, you can bug her.

Anna - We have to call the clerk's office? What is her name?

Lisa West - Jeannie. No, you want to ask for Jeannie. She's the deputy.

Anna - Jeannie.

Lisa West - I'm going to write it down. She's the other girl who does the window besides me.

Anna - Okay, so it's Jeannie at the clerk's office. Next Tuesday. No, it's October 21st, right? October 21st.

Lisa West - Yeah, October 21st.

Anna - And what is the phone number to the clerk's office for Jeannie?

Lisa West - Well, it's our regular number, 856-783-0284. And she's in extension 124.

Chairwoman Lofland - Okay, if there's something else, if no one else has questions, then we need a motion.

Member Franks made a motion to pass it on to council. Vice-Chairman Kunkel seconded the motion.

Chairwoman Lofland - Okay. Roll call, please. Lisa.

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

Member Franks - Great, thank you so much.

**DMF AUTO – 308 WHITE HORSE PIKE
MERCANTILE LICENSE**

Chairwoman Lofland - So, are you the only one here for your application?

Applicant - Yes.

Chairman Lofland - Okay. Will you state your name, please, and your address for the record?

My name is Fedlyn Dajuste. I'm living in West Kennedy Drive, Lewisburg, New Jersey.

Chairwoman Lofland - That's not on the application.

Solicitor Rhodes - His name?

His name, Fedlyn.

Yes, please. Yes, but not his address because he has the 304 as the address. That's the business address.

Solicitor Rhodes - Okay. Sir, would you raise your right hand so only \$1,000 can be provided for to be retrieved.

Mr. Dajuste - Yeah, my name is Fedlyn Dajuste. I'm living in West Kennedy Drive, Lewisburg, New Jersey. That's last year. And then I was a business, DMF Auto Services, for eight years. And, I was located on 1601 Maple Avenue in Hillside, New Jersey. I was living in Union where...

Vice-Chairman Kunkel - Can you mind just speak a little bit?

Mr. Dajuste - Yeah, I was living in a union in Hillside for 15 years. And I have a company business in Hillside for seven years. Now I'm moving over here. And then my business was too far for me to go back and forth to come. I have a lot of customers, but I don't mind to start over.

And then I'm going to become... I went to space with Robert. He was living on 304. 304 White Horse Pike, I was practicing over, he said, 24 years. Now he's ready to retire. And then I'm the one that's lucky to get the place.

Vice-Chairman Kunkel -It says on here it's auto repair.

Mr. Dajuste - Auto repair.

Vice-Chairman Kunkel - Mechanical engines, or are you doing body work?

Mr. Dajuste - No body work, sir. Body work.

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

Mr. Dajuste - So, I'm planning to... I've had three employees before in New Jersey. Now I don't have any. Only one guy. What is that? He was working for Robert before. But he was planning to go, but he wanted to stay with me for a couple of years.

Vice-Chairman Kunkel - So how many are you going to have now?

Mr. Dajuste - I'm going to have two.

Vice-Chairman Kunkel - Two. Do you provide tow service at that location?

Mr. Dajuste - No, I don't.

Vice-Chairman Kunkel - Are you going to store any vehicles on the outside of that location?

Mr. Dajuste - Yes, not a lot, but you know, sometimes I'll fix a boat by the way, but only two weeks.

Vice-Chairman Kunkel - So, they're not going to be long-term storage?

Mr. Dajuste - No, long-term.

Vice-Chairman Kunkel - Just like overnight or when you need parts or whatever?

Mr. Dajuste - Exactly.

Vice-Chairman Kunkel - Hazardous materials. Do you not have any hazardous materials inside?

Mr. Dajuste - No. You know, I've got storage for storing the oil. I use oil. I've got storage on there. I mean, it's full. I call a company to pick it up.

Vice-Chairman Kunkel - And they come and recycle?

Mr. Dajuste - They recycle.

Vice-Chairman Kunkel - How about your trash? Do you have a dumpster on site?

Mr. Dajuste - Robert's got a dumpster over there. He didn't. He's got trash.

Vice-Chairman Kunkel - Parking places around there? How many parking places do you have on site?

Mr. Dajuste - Actually, you can probably have 13 or 12 cars. We've got three bays.

Vice Chairman Kunkel -. How about outside lighting?

Mr. Dajuste - Yeah, the outside is clean, but I'm going to cut the grass. Last week I cut the grass and make it clean. Try to keep it clean as much as possible.

Vice-Chairman Kunkel - Do you have any outside storage buildings?

Mr. Dajuste - No, I don't.

Vice-Chairman Kunkel - How about a key closure, a fence or anything around your property?

Mr. Dajuste - No, it's not closed. It's just all open.

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

Mr. Dajuste - Three.

Solicitor Rhodes -They all have lifts?

Mr. Dajuste - Yeah, lifts, possibly, yeah.

Solicitor Rhodes - And are those lifts in the ground lifts?

Mr. Dajuste - No, they're not. They're above ground.

Chairwoman Lofland – And, you'll be like changing oil and stuff, so what provisions do you have for getting rid of the used oil? I missed that, sorry. Okay.

Solicitor Rhodes - What are your hours of operation?

Mr. Dajuste - That was going to be 8.30 to 5.30.

Solicitor Rhodes - Seven days.

Mr. Dajuste - Seven days, except Sunday.

Vice-Chairman Kunkel – Six days.

Chairwoman Lofland - Okay, and Monday to Saturday.

Member Freiling - Do you have anything to do with the upstairs?

Mr. Dajuste - Somebody lives upstairs. they have a separate entrance for them.

Okay. Is it an apartment?

Mr. Dajuste - Yes, it's an apartment. Which is perfect for a crew.

Chairwoman Lofland - So, just one apartment?

Mr. Dajuste - Yeah, one apartment.

Solicitor Rhodes - Okay. So, you're renting?

Mr. Dajuste - I'm renting, yeah.

Chairwoman Lofland - And did you change the sign on the building, or will you change?

Mr. Dajuste - I will change it on the day, but I don't put it on yet because I'm not up over here.

Chairwoman Lofland - Right. So, it has to be 40 square feet or less.

Mr. Dajuste - Yeah, I'm using the same size as before. The same one, and then cover it, put the new one in, and then put the stuff in.

Vice-Chairman Kunkel - Thanks to the officials. The building inspector did not sign, the fire inspector didn't sign.

Lisa West - Oh, yeah, he did. He didn't sign. He didn't sign. He wasn't in for a few weeks, so that's why. And I didn't want to hold up sending to the board. So, he did sign. I do have a copy, but I noticed that I don't have Zuggi's signature. And I could have sworn he signed off, too.

Vice-Chairman Kunkel - So, you're saying both a building official and a fire official.

Lisa West - Yes, and I will check with the fire official.

Vice-Chairman Kunkel - Inside the building, do you have any fire extinguishers?

Mr. Dajuste - Yes, we've got four.

Vice-Chairman Kunkel - Four?

Mr. Dajuste - Yeah. We've just got inspection done for them. But it's such a good job.

Chairwoman Lofland - Okay. Anybody else have questions, comments?

Vice-Chairman Kunkel made a motion to to pass it on to council and Member Franks seconded the motion.

Chairwoman Lofland - Lisa, roll call, please.

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

Vice-Chairman Kunkel - Is this going to be available for the October meeting, then?

Lisa West - I guess I'm going to have to figure that out. But I guess I can do all the resolutions.

Vice-Chairman Kunkel - If it gets passed on to council, council gets the final approval and their considerations. You don't have to be present for that. We're going to try and get it on in October if not.

Chairwoman Lofland - It'll be December.

Mr. Dajuste - On that case, I won't be able to put it inside yet.

Vice-Chairman Kunkel - You won't be able to operate it until you have a mercantile license. So, we'll try for this meeting in October.

Solicitor Rhodes - It's the 21st.

Vice-Chairman Kunkel - October 21st.

Solicitor Rhodes - You can call on the 22nd and ask how you can get your license.

Chairwoman Lofland - 8-5-6-7-8-3-0-2-8-4. What's your extension? What's the construction? Or your extension? 1-2-4?

Mr. Dajuste - That's it?

Chairwoman Lofland - That's it. Thank you, sir. Good luck.

Chairwoman Lofland - Next we have MAC Construction. MAC Construction.

Member Franks - Yes, no, maybe. We don't have that. We don't have that.

Secretary Taylor - That was from last month.

Chairwoman Lofland - Well, MAC Construction isn't here, it looks like. But you guys are 101M Academy?

**IOIM ACADEMY – 200 WHITE HORSE PIKE
USE VARIANCE**

Hi. My name is Ronald B. Simone. I'm the attorney representing IOMI Academy.

I-O-I-M, I'm sorry, Academy 200 White Horse Pike, Clementon, New Jersey. We're here for a use variance under a D variance of Pike's property. And I present my client, Ms. Sanders.

Ms. Sanders - Hi.

Solicitor Rhodes - Hi, Ms. Sanders. You going to testify tonight?

Ms. Sanders - Yes.

Solicitor Rhodes - You going to get grilled by your attorney in court?

Ms. Sanders - That's right.

Solicitor Rhodes - And do you solemnly swear the testimony you give before this board will be the truth, and so help you God.

Ms. Sanders - Yes.

Solicitor Rhodes - Thank you.

Mr. Simone - Can you state your full name for the record?

Ms. Sanders - Tanshia Sanders.

Mr. Simone - And where do you reside?

Ms. Sanders - 5082 Main Street, Voorhees, New Jersey, 08043.

Mr. Simone - And when did you purchase 200 White Horse Pike, Clementon, New Jersey?

Ms. Sanders - I purchased 200 White horse Pike May 21st, 2021.

Mr. Simone - And when you purchased it, what was there previous?

Ms. Sanders - There was already operative child care facility that had been operating already over 20 years with a residential apartment above it.

Mr. Simone - And was there a tenant present when you had the data purchased?

Ms. Sanders - Yes, there was.

Mr. Simone - And what happened to that tenant after you purchased the property?

Ms. Sanders - After I purchased it, about two or three months after the tenant moved out.

Mr. Simone - And then what did you do with reference to the premises, the entire premises? What improvements had you made over the time that you owned it?

Ms. Sanders - We painted. We removed trees. We improved the landscaping. We added new paint indoors. We changed light fixtures. Just overall cosmetic stuff to make everything look nice. We've also changed the gates, the fencing, and then we've also changed the steps.

Mr. Simone - And did you do any work inside the apartment upstairs?

Ms. Sanders - Yes, we painted. We changed cabinets. We got new appliances. We changed the floors, things like that, to make it look more appealing.

Mr. Simone - And since you purchased it, had you ever rented out that second floor unit?

Ms. Sanders - No.

Mr. Simone - And your goal is to do what with the second-floor unit?

Ms. Sanders - Moving forward, I would like to identify a long-term tenant for the second floor.

Mr. Simone - All right. And you were advised by the zoning officer that originally he said that it was a nonconforming use. Is that correct?

Ms. Sanders - That's correct.

Mr. Simone - And that you had to apply for a nonconformity certificate, and then that changed because the board then requested and said it had to be a use variance. Is that correct?

Ms. Sanders - That's correct.

Mr. Simone - And this is a D variance in B2 zone?

Ms. Sanders - Yes.

Mr. Simone - Which is commercial property and businesses?

Ms. Sanders - Yes.

Mr. Simone - So describe the area where 200 White Horse Pike is located.

Ms. Sanders - So on 200 White Horse Pike, along White Horse Pike obviously is a very busy street. There's other businesses on the street, and there's also residential homes right across from where I am.

Mr. Simone - Okay. And then next door to you is an animal hospital?

Ms. Sanders - Yes.

Mr. Simone - All right. And then next door to that is what?

Ms. Sanders - I believe that there's also a residential property there.

Mr. Simone - Right.

Ms. Sanders - And then if you move further right, there's a new complex of townhomes and things like that that's been recently built.

Mr. Simone - And then there's apartments as well down there?

Ms. Sanders - Yes.

Mr. Simone - Next door to you or as you go down the road?

Ms. Sanders - Yes.

Mr. Simone - All right. And then there's a shopping plaza that's close by?

Ms. Sanders - There's a plaza with a Dollar Tree, a Mexican restaurant and supermarket. I think there's a smoke shop there and a few other businesses. Okay. I know that there's a few other businesses. I don't know.

Alternate Freiling – There is a crab place.

Ms. Sanders - Crab place. Yeah, crab place. Okay.

Mr. Simone - So how will you, by you having a residential unit above your current daycare center, which you're fully licensed for, that's what you passed down to the thing, when did you obtain your license?

Ms. Sanders - Well, there was already a pre-existing child care facility, so as a new owner, a new sponsor coming in, what happens is my job is to reach out to the office of licensing and tell them I'm taking over ownership. I'll give them all of my documents, like certifications, and it requires certain certificates, which I've submitted, and then they'll change the license over from the old

name, which was Early Years Schoolhouse, to my name, IOIM Clementon Academy, which they've done.

Mr. Simone - Okay. And your license is good until August of 2027, is that correct?

Ms. Sanders - Yes.

Mr. Simone - How does this premises that you have, with the multi-use, the apartment, and having the child care facility benefit the community?

Ms. Sanders - First and foremost, with the economy, I will be offering affordable rentals for people in the community. My goal is to also be able to provide housing for potential employees or people who are coming to Clementon to serve the community by servicing other businesses as well. The goal is for me to also be able to produce income from the residential apartment so that I can continue to improve the quality of the property and also pour back into the town of Clementon.

Mr. Simone - Why don't you describe for the board the layout of the property and how many bedrooms there are and how many people can occupy it.

Ms. Sanders - Okay. So, above the child care facility is the rental place, the rental apartment. There's a kitchen. There's a bathroom. There's a living space. There's a laundry space. There's a bedroom on the lower level. When you walk up, there's like a loft-style open space where there is also another bedroom and then also a second bathroom. My goal is to house at least four or five individuals, no more than five, with it being a family. So, a mom, a dad, and about three or four children. No pets at all.

Mr. Simone - And for how long of a term?

Ms. Sanders - Long term. Definitely anything more than six months.

Mr. Simone - And then by having these individuals or tenants, so to speak, and how would they benefit the area?

Ms. Sanders - So, my goal is to obviously have tenants who have children. My goal is for their children to be enrolled in our program. If they are older children, then they will obviously go to Clementon Township, but they would be pouring into Clementon by serving other businesses, going to the Dollar Tree, going to the new Popeyes, going to the Mexican supermarket, probably also buying seafood, and probably even getting a job at the home health-aid place that's going to be there. The goal is to continue to pour into Clementon and build it up.

Mr. Simone - And your other goal is to also, what about increasing housing supply in Clementon itself?

Ms. Sanders - Yes, affordable housing supply.

Mr. Simone - And what do you plan on, I guess, charging as a monthly rent?

Ms. Sanders - I'm not sure what the market rent is right now, but something a little bit lower than that because rent is just very expensive.

Mr. Simone - And have you had interest by potential employees in running that?

Ms. Sanders - Most definitely. I own and operate several child care facilities in the state of New Jersey, and I've had teachers that have worked in my centers in North New Jersey come down and work for me here in Clementon, and they relocated me out. And I have teachers who have been asking to rent the apartment above for the longest time. So I'm sure that finding a tenant won't be an issue.

Mr. Simone - Okay. By having this multi-use, would it reduce traffic and auto-dependence?

Ms. Sanders - Oh, yeah, for sure. Because we have, first of all, there's a lot of parking on the premises, but in addition to that, a lot of our families walk and drop their children off and also walk to pick them up.

Mr. Simone - Okay. And the tenants would also be able to walk in the area and walk to the various stores that are local to your location, right?

Ms. Sanders - Yes.

Mr. Simone - All right. And they would also benefit to the financial vitality of the community as well?

Ms. Sanders - Yes.

Mr. Simone - All right. So, does the rental unit have a separate entrance?

Ms. Sanders - Yes. All right.

Mr. Simone - And where is the separate entrance located? Can you describe that?

Ms. Sanders - The separate entrance is located behind the shed. There is a walkway of green turf. And then there's steps. It's completely separate from the child care facility.

Mr. Simone - Do you have photographs? I think we're going to provide a photograph.

Solicitor Rhodes - Is this the shed you were referring too?

Ms. Sanders - Yes.

Solicitor Rhodes - Oh, it looks like a two-bay garage.

Ms. Sanders - Oh, okay. Garage. Shed. I'm sorry. Yeah, garage.

Vice-Chairman Kunkel - Is this for use by the tenants?

Ms. Sanders - No, that would be just for storage for the child care facility. That's where we keep our furniture that we don't use and things like that.

Mr. Simone - How many parking spaces do you have in the rear parking lots of the premises?

Ms. Sanders - We have ten parking spaces.

Mr. Simone - All right. And would you be able to dedicate two residential spaces to a residential tenant's home?

Ms. Sanders - Yes.

Mr. Simone - And how would you do that?

Ms. Sanders - I would just buy signage or order signage that says, unit being tenant parking exclusively so that it's clear and easy to identify.

Mr. Simone - And how is the lighting in the parking lot? Can you describe the lighting?

Ms. Sanders - It's bright. I have photos of that as well. It's very easy to see at night. It's not dark at all.

Mr. Simone - And the lighting was already present there when you purchased the property? Is there enough light for a person leaving the parking lot to go into the residential unit? Is there light all the way?

Ms. Sanders - Yes.

Mr. Simone - And there's a separate gate behind the garage, is that correct?

Ms. Sanders - Yes.

Mr. Simone - And the gate locks?

Ms. Sanders - Yes.

Mr. Simone - And then you pass through that gate, and then you can proceed to the staircase to a deck that enters into the apartment, is that correct?

Ms. Sanders - That's correct.

Solicitor Rhodes - Did you construct that deck or was it not there?

Ms. Sanders - We had that constructed.

Vice-Chairman Kunkel - You had the steps, the deck, and everything constructed?

Ms. Sanders - Well, there were pre-existing steps. They were older. We wanted a more modern look, so we did it.

Vice-Chairman Kunkel - Who did it?

Ms. Sanders - My licensed contractor.

Vice-Chairman Kunkel - Did he apply for a license to put that in in the borough?

Ms. Sanders - No.

Mr. Simone - And one of the problems was because she required a use variance, the permits were not available to her, so she plans on obtaining those permits now and apologizes for not proceeding in that fashion. But because of the use variance, if it gets approved, then she will immediately apply for those permits and then pay any penalties or fines.

Vice-Chairman Kunkel - The problem I have is I was in construction years ago. There's a lot of building, and there's quite a bit of structural problems with that structure as far as the way they connected it to the existing building, and they have poles going from the first floor all the way to the second floor without cross members. So, there's a whole lot of problems I have safety-wise with the existing structure.

Mr. Sapio – Am I allowed to comment on that?

Chairwoman Lofland - Yes.

Mr. Sapio - Our building official went out there and deemed those a hazard, and put a sticker on it that it wasn't to be used at all.

Vice-Chairman Kunkel - So just looking at the picture.

Mr. Simone - No, no, no.

Mr. Sapio – She tore the sticker off.

Mr. Simone - And it hasn't been used, first and foremost. But in addition to that, she will make any necessary repairs for the building code official and make those corrections as needed to make the deck safe and conforming.

Vice-Chairman Kunkel - Tell them to go back out and put a sticker on it again and don't remove it.

Ms. Sanders - Oh, well, I, since then, have put a lot. And the thing is the sticker wasn't – it was placed on my plastic fence. And since then, once you put the sticker on a plastic, you can't remove it.

Vice-Chairman Kunkel - So you've locked it now that nobody can access that?

Ms. Sanders - Yes. And now they –

Vice-Chairman Kunkel - It's not accessible.

Ms. Sanders - Exactly. And the sticker residue and stuff is still there. So, the gate is damaged from the sticker. When they could have knocked on the office door and given it to my assistant and emailed and called like we have done in the past. We've communicated in the past, but to put it on a gate where it would then be damaged is just like, why would you do that?

Solicitor Rhodes - How many kids do you have at the center?

Ms. Sanders - We're licensed with 45 students. Currently, we have 20 children enrolled in our program.

Solicitor Rhodes - And from the pictures, it looks like there is an outdoor play area right next to the walkway where the tenants would go. It's separated by a fence.

Ms. Sanders - Yes.

Solicitor Rhodes - It's the same area. Yes.

Ms. Sanders - I'm sorry? The question is, is there a fence separated?

Solicitor Rhodes - That walkway is right next to the play area.

Vice-Chairman Kunkel - The children don't have access to the steps, right?

Ms. Sanders - No, not at all.

Member Saunders - The steps are on the inside to the second floor?

Mr. Simone - No, they're exterior, but there's a –

Member Saunders - Just exterior. There's no interior steps.

Ms. Sanders - No.

Solicitor Rhodes - You can't get up to the second floor from the inside of the building.

Ms. Sanders - Oh, no, not at all. Absolutely.

Mr. Sapio - You need to have a separate section of the upstairs. There's two sections upstairs. There's the apartment that she's talking about, and there's another section up there that you can access from the inside and the outside. There's another set of stairs outside.

Mr. Simone - To the walk area you were talking about?

Mr. Sapio - No, to where she had offices or classrooms or something like that.

Ms. Sanders - I don't know if he's referring to the fire steps?

Mr. Sapio - Yes. The fire steps? Where does that lead to? It does not lead to the apartment.

Mr. Simone - Where do the fire steps go?

Ms. Sanders - It leads to the upper level of the child care facility.

Mr. Simone - So how many levels are in the child care facility?

Ms. Sanders - There's two.

Vice-Chairman Kunkel - And that's separate from the apartment upstairs?

Ms. Sanders - That's correct.

Vice-Chairman Kunkel - There's no way you could access that, the apartment, through the doorway?

Ms. Sanders - I mean, we could definitely move the gate around if necessary.

Mr. Simone - Did you answer his question?

Ms. Sanders - I don't understand the question.

Mr. Simone – So, he's saying, does the staircase or the second floor of the child care facility have access to the apartment, to a doorway or anything to that gate?

Member Freiling - This way. This thing's leading to your gate. Yes. This doorway here. Where does that go?

Ms. Sanders - That's also to the daycare as well.

Member Freiling - Is that upstairs? No. I mean, the staircase upstairs is over here, towards the veterinarian.

Ms. Sanders - No, it would actually be on the opposite side.

Mr. Simone - Why don't you show him a picture?

Ms. Sanders - So this is your doorway to go to the daycare.

Vice-Chairman Kunkel - What we're saying is she says she still has access to the second floor of the daycare.

Mr. Simone - But they're not connected.

Vice-Chairman Kunkel – I want to make sure that they are not connected.

Mr. Simone - Right. Right. Right. I understand. I'll get that from her testimony. But I believe it's not.

Vice-Chairman Kunkel - I looked at all of them and all of them. I guess I would call them erased. I don't know.

Mr. Simone – That area. That deck area.

Vice-Chairman Kunkel - Yeah. The way it's connected to the building.

Mr. Simone - Right. She'll have to make all those corrections.

Vice-Chairman Kunkel - It wouldn't be hard to do. I mean, I don't like that. Metal stairs. You have to reconstruct it.

Mr. Simone - No, no, no. Exactly. You got to put the ledger board on it and drill it into the side of the building. And then get across the supports.

Member Saunders - Yeah. They have to go straight into the building.

Mr. Simone – Do they?

Solicitor Rhodes – No ledger board, no joist hangers?

Vice-Chairman Kunkel – No, just upgraded.

Mr. Simone - So what the board wants to know is, is that the second floor of the daycare, does that have any access whatsoever to the apartment?

Ms. Sanders - Oh, no, absolutely not.

Mr. Simone - There's a separate solid wall.

Ms. Sanders - Yes.

Mr. Simone - There's no, you can't, you don't go through a door or closet or anything like that.

Ms. Sanders - Oh, no, absolutely not. Absolutely not.

Mr. Simone - Do you have a trash recycling?

Ms. Sanders - We have a dumpster on site, a waste management.

Mr. Simone - And it's in one of the pictures, but where is it located?

Ms. Sanders - It's pushed all the way back in the parking lot.

Mr. Simone - Can you see it from White Horse Pike?

Ms. Sanders - No.

Mr. Simone - Can you see it from Higgins Avenue?

Ms. Sanders - I guess it depends on if you're looking for it, but it's really pushed back in the corner.

Mr. Simone - If she has no objection to it, if you want her to put a corral to store the trash containers, she doesn't have a problem with that. She anticipates the stockade fence, is that correct?

Ms. Sanders - Yeah.

Mr. Simone - The stockade fence is starting to get a little ratty. She may want to put a vinyl to match it, and then when she does that, she can make a corral for it.

Vice-Chairman Kunkel - Just to keep the trash in there from blowing away.

Mr. Simone - Sure. And she gets to construct a corral around the trash bin at that point. All right.

Chairwoman Lofland - Is that extra space upstairs large enough to make a second apartment?

Mr. Simone - No.

Chairwoman Lofland - Okay. But it's only one apartment.

Ms. Sanders - I'm not looking to add a second apartment. The upper level for the childcare facility will be used for the childcare facility.

Chairwoman Lofland - Okay. Thank you.

Ms. Sanders - No problem.

Solicitor Rhodes - How many bedrooms does the apartment have?

Ms. Sanders - Two.

Chairwoman Lofland - One is the loft, right?

Ms. Sanders - Yeah.

Mr. Simone - There's one on the first level of the apartment and one in the loft, and there's a bathroom on both levels.

Vice-Chairman Kunkel - You want to rent it?

Solicitor Rhodes - Sounds pretty good.

Mr. Simone - You'll have to get Mr. Kunkel to correct the staircase.

Chairwoman Lofland - Is there anyone here from the public to talk about this? Seeing none.

Mr. Sapio - Can I ask a question about the loft area? What is the ceiling height in that loft area? Does it meet the code to be a bedroom?

Ms. Sanders - I'm going to be honest with you. I would not know. I would need to have a professional to answer that question.

Mr. Sapio - You need seven feet of clearance in at least 50 percent of the area to be considered a bedroom. Does it meet that standard?

Ms. Sanders - Again, I wouldn't know that. I would have to have a professional, though, because I didn't take any measurements or anything, so I don't want to say something that's not true.

Member Franks - Is that the loft you're talking about, the loft area?

Mr. Sapio - Yes.

Member Franks - So you're saying that's not acceptable?

Mr. Sapio - I don't know. I don't know. From what I've seen, it might not be acceptable.

Vice-Chairman Kunkel - You're going to testify?

Solicitor Rhodes - You going to testify?

Unknown Speaker - How can I answer the question a little bit better?

Solicitor Rhodes - Okay. Do you swear that the testimony that you give is the truth, so help you God.

Yes.

Solicitor Rhodes - What is your name? My name is Portia Cooper.

Ms. Cooper - I'm her, well, I hold two roles. I'm the admin for the preschool, and then I'm also her personal assistant. Okay.

Solicitor Rhodes - Good.

Ms. Cooper - I'm 5'11", and when I stand up inside of the loft area, I have more than enough room, and I do have a son that's 6'5", and he has come in and we have enough room, so I think seven feet, not that far from the clearance of it. And there's way more than 50% of the space.

Ms. Sanders - Okay. Thank you. I'm only 5', so sometimes 4'11 and a half, I wouldn't be able to open it.

Vice-Chairman Kunkel - Any other questions?

Secretary Taylor - Did you rent this out before?

Ms. Sanders - No. I've stayed here with my family.

Secretary Taylor - Any short-term rentals? Airbnbs?

Ms. Sanders - In the past.

Secretary Taylor - Okay. Not at this location?

Ms. Sanders - No.

Mr. Simone - Yeah. So, are you sure?

Ms. Sanders - So, I've had in the past.

Secretary Taylor - At this location?

Ms. Sanders - Yes.

Secretary Taylor - At your previous testimony in 2021 for the original daycare, you were asked if there were any kitchens on the second floor. You said no. I assume you're talking about the child care section of the building?

Ms. Sanders - Right. There's no kitchens on the second floor. There was a microwave and a mini-fridge, so if we have summer campers upstairs utilizing the second level of the daycare, instead of them having to go all the way downstairs to warm up lunches or get water or juice, they would just store their lunches in this mini-fridge and then also warm their food in the microwave that's on the upper level of the child care facility.

Secretary Taylor - Back to the airbnbs. You are aware that we don't allow airbnbs within the Borough of Clementon?

Ms. Sanders - Yes, I am aware now. That was something that you guys just recently established, March 2025, correct?

Secretary Taylor - I believe so. Yeah. Before that, you needed permits for that.

Ms. Sanders - Right.

Secretary Taylor - How many airbnbs do you have?

Ms. Sanders - I have a lot.

Secretary Taylor - And you won't be using this for short-term rentals?

Ms. Sanders - Not at all.

Member Saunders - So there is a stove downstairs where the children are?

Ms. Sanders - That is correct.

Member Saunders - I'm not sure, but I don't believe that's permitted.

Ms. Sanders - We've had fire inspections, and we do them annually, and they've come in and seen it, but all of our students, they get their lunches and things from home. We warm them up in the microwave, and we serve them as a parent's send them. We don't prepare lunch on site. We don't intend to.

Mr. Simone - Does the stove get used?

Ms. Sanders - No, not at all. We also have a whole bunch of signage throughout the building and the kitchen that the stove is not being used. Yeah, we have health inspections annually, fire inspections annually, and the signage is there. And, again, we don't prepare lunch on site. The parents send in lunch, whether it be cold or something that needs to be warmed up in the microwave. We warm it in the microwave, and we just give it to the students.

Vice-Chairman Kunkel - Thank you for the criteria for the use variance.

Ms. Sanders - I appreciate it. Thank you.

Chairwoman Lofland - Anybody from the board have any more questions? Do you have anything to share?

Mr. Riley - Yes, so our office reviewed the application. Our review letter is dated September 4, 2025. The applicant did address the majority of our comments. There's only a couple that I just wanted to highlight. Page three of our letter, number six, we just recommend that the applicant address any broken or deteriorated sidewalk along the White Horse Pike. As a property owner, they should work with the zoning official to iron that out. And, secondly, the garage applicant indicated that that is to be used for storage by the daycare.

Ms. Sanders - Yes.

Mr. Riley - There's no future ideas of renting it out to a third party or anything like that.

Ms. Sanders - Oh, no, absolutely not.

Mr. Riley - Stay with the daycare.

Mr. Riley - And, lastly, the application doesn't include any significant site improvements. If there are intended in the future, we would recommend a grading plan be submitted for review as part of that. That's pretty much all we have.

Mr. Simone - Are any of the sidewalks deteriorated?

Ms. Sanders - No, and I also have photos of the sidewalks that are in pretty good shape.

Solicitor Rhodes - Okay. I'm not clear on that. Are you saying there are deteriorated sidewalks, and she says they're not?

Mr. Riley - I believe it's the zoning official's opinion. If there are, we don't determine that. The zoning official determines that. So, if the zoning official is okay with it, then our office would be okay with it. We just wanted to point out that this is a good opportunity to address it.

Solicitor Rhodes - Nick, did you?

Mr. Sapio - I haven't. Yeah, I haven't checked sidewalks but I will.

Ms. Sanders - Yeah. These photos were taken in the last few days. There's no issues with the sidewalks.

Solicitor Rhodes - I don't think we have any pictures of the sidewalks. So, if you want to show it.

Ms. Sanders - Yeah. For sure.

Solicitor Rhodes - Do you know what he was referring to this section here? Can you see it from there? You must have eagle eyesight. This section here.

Ms. Sanders - Oh, okay.

Solicitor Rhodes - What is that? Is there cement there?

Unknown - No, there's something there. It's probably just something. It's cement.

Solicitor Rhodes - The rest of the sidewalk? Okay. Do you know?

Ms. Sanders - Oh, no. It's definitely cement here.

Solicitor Rhodes - Okay.

Ms. Sanders - It's probably just, like, sidewalk...or something.

Chairwoman Lofland - Mm-hmm.

Vice-Chairman Kunkel - It's not at the same level.

Mr. Sapio -Right. It's tripping hazard, isn't it?

Vice-Chairman Kunkel - Yes. That's it. The rest of them are good.

Chairwoman Lofland - Okay.

Chairwoman Lofland - So. Anything else for me, Nick?

Mr. Sapio - No.

Solicitor Rhodes - So, just to recap, the application is for a used variant, a D variant, to use the second floor or at least a portion of the secondary structure 200 White Horse Pike as a single-family apartment that would contain two bedrooms or at least a bedroom and a loft. And I believe the applicant has agreed to comply with the recommendations of the Borough of Engineers contained in the letter dated September 4th. September 4th. Is that correct?

Ms. Sanders - Yes.

Chairwoman Lofland - And the applicant agrees to fix the steps.

Mr. Simone - Obtain the permits and fix the steps and obtain the proper CO for the unit and then register the same prior to renting.

Ms. Sanders - Yes.

Solicitor Rhodes - The use variance doesn't give you the right to avoid traditional inspections and the like. So, even if you got the used variance, you still have to have it properly inspected and certified as safe. The full construction permits don't likely require you to do that and have the necessary fees, all of which you'd have to do for the unit that you are supposed to be using.

Ms. Sanders - No problem.

Solicitor Rhodes - Okay. Your testimony also was that it would not be used for short-term occupations either, as Airbnb or VRBO or any of those types of things.

Ms. Sanders - That is correct.

Solicitor Rhodes - You would agree to that, correct?

Ms. Sanders - Yes, that's correct. Thank you.

Solicitor Rhodes then asked the members of the Board for a motion. Vice-Chairman Kunkel made a motion to approve. Solicitor Rhodes stated under the conditions that were stated. Vice-Chairman Kunkel agreed.

Chairwoman Lofland asked for roll call.

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

Mr. Simone -Thank you.

Ms. Sanders - Thank you. Have a good evening.

Solicitor Rhodes - I'm sure your counselor will tell you, but this is the first meeting. There's actually a written resolution. It won't be adopted until our next meeting. This is the second or third meeting.

Mr. Simone & Ms. Sanders - Thank you. And is that still going on? Because I heard you talking about just going into.

Chairwoman Lofland -Is there anything else we need to discuss for the good of whatever it is? Nick, do you have anything else?

Mr. Sapio – No.

Secretary Taylor - Where are we with the vehicle storage at Center for Family Services?

Member Franks -The what?

Secretary Taylor - The un-plated vehicles.

Member Franks - Oh yeah, and they have three buses there.

Secretary Taylor - Yeah.

Member Franks - There's three short buses there.

Member Saunders - Where is it?

Secretary Taylor - Center for Family Services. Well, they changed their name. I don't know what their name is.

Mr. Sapio - There's no ordinance against parking buses in a B-2 zone.

Member Franks - Even without tags? There's about what, 12, 15 vans? No tags. And they've been there for months.

Lisa West – Should we be putting this on the record?

Vice-Chairman Kunkel – You probably should adjourn unless you've got something official to say.

Mr. Sapio – No.

Solicitor Rhodes - No. Okay. You need to stay on the record. You can't meet and talk about official business off the record.

Chairwoman Lofland – Exactly.

Member Franks - No, it's pretty bad. They've been there for months and months and months.

Vice-Chairman Kunkel - So what have you got next?

Member Saunders - Nothing.

Chairwoman Lofland - Chris, anything else from you?

Secretary Taylor - No.

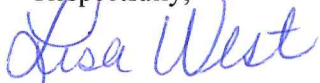
PUBLIC PORTION:

OTHER MATTERS: None.

ZONING REPORT: No report was given at this time.

Vice-Chairman Kunkel motioned to adjourn the meeting at 8:15 PM, seconded by Member Franks and hearing none opposed, motion was carried.

Respectfully,

A handwritten signature in blue ink that reads "Lisa West". The signature is written in a cursive, flowing style.

Lisa West

Planning/Zoning Board Secretary