

**RESOLUTION OF THE JOINT LAND USE BOARD OF BELLMAWR  
MEMORIALIZING THE EXTENSION OF TIME FOR RECORDATION OF MINOR  
SUBDIVISION DEEDS GRANTED TO BELLMAWR REAL ESTATE ASSOCIATES  
LLC, 101 HAAG AVENUE, BLOCK 173.04, LOT 4,  
RESOLUTION NO. 2024-04**

WHEREAS, on January 8, 2024 consideration was given to the applicant in the above-captioned application for an extension of minor subdivision approval to allow for the timely recordation of the minor subdivision deed in the application captioned above; and

WHEREAS, the aforesaid request was made by letter dated December 12, 2023 from Attorney Michael F. Floyd on behalf of the applicant; and

WHEREAS, the Board Solicitor outlined the Board's jurisdiction and authority to grant such relief pursuant to N.J.S.A. 40:55D-47(d) and the Solicitor advised the Board of the administrative matters that had held up the subdivision perfection by the applicant having to do with a change in ownership of the property and delays by the owner in obtaining approval from lender's counsel for the owner (an entity unrelated to the applicant), the applicant was delayed in obtaining the owner's signature on the Deed of Subdivision. The Solicitor advised that Lender's counsel for the owner confirmed that the form of the Deed of Subdivision has since been approved and the applicant intends to perfect the subdivision as soon as possible. The Solicitor further advised that the subject resultant delays were consistent with the legal bases for the Board's authority to extend under the aforementioned statute.

The foregoing discussion occurred at a public meeting although no public hearing was called for on this matter nor application or notice required according to the Board Solicitor.

**NOW, THEREFORE BE IT RESOLVED** considering the foregoing facts, the Board concludes that the application has substantial merit and a 3-month extension of time to record deeds running from January 8, 2024 is hereby approved.

**BE IT FURTHER RESOLVED** that all terms and conditions of the original resolution shall remain in effect.

Those Eligible to Vote

Those in Favor    Those Opposed  
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Josh Haas  
Mark DeBerardinis  
John Scarborough  
Ray Staszak  
Emil Andrae  
Harry Corcoran  
Mayor, Charles Sauter

ATTEST:

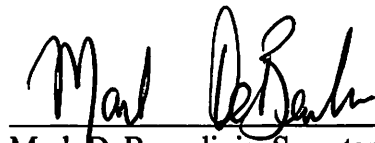
  
\_\_\_\_\_  
Mark DeBerardinis, Secretary

JOINT LAND USE BOARD:

  
\_\_\_\_\_  
Josh Haas, Vice Chairman

### **CERTIFICATION**

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution adopted by the Borough of Bellmawr Joint Land Use Board at a meeting held on the 5th day of February, 2024.

  
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Mark DeBerardinis, Secretary