

**CITY OF BURLINGTON**  
**LAND USE BOARD AGENDA**  
**January 28, 2026**

**BOARD MEETING: 7:00 P.M. / Flag Salute / Opening Statement**

This is a regularly scheduled meeting of the City of Burlington Land Use Board. This meeting is being conducted in accordance with the New Jersey Open Public Meetings Act and all other applicable laws of the State of New Jersey. Notice of the meeting has been posted in the City of Burlington Municipal Building and published in a newspaper of general circulation within the time required by law. All proceedings this evening will be in accordance with the Open Public Meetings Act, the Municipal Land Use Law, the Board's adopted Rules of Procedure, and any other applicable laws of the State of New Jersey. This Board is a quasi-judicial Board. Therefore, this meeting shall be conducted in a similar manner to a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the Board may legally consider in reaching a decision. The Board shall be under no obligation to consider testimony, evidence, proofs or new matters after 10:00 p.m. No testimony or proofs will be taken after that time, unless determined otherwise by the Board Chair. Public comment will be limited to five (5) minutes each. The Board reserves the right to change the order of the agenda.

**I. ROLL CALL:** Mayor Conaway (or his representative M. Mercuri) \_\_\_; Victor Carnivale \_\_\_; Raymond Schobert \_\_\_; Johanna Conyer \_\_\_; Eli Eytan \_\_\_; Samuel Richter, \_\_\_; Claudine Conaway, \_\_\_ Sue Woodard \_\_\_; Ezell Jackson, Jr. \_\_\_; (Alt. 1) Barton Mix \_\_\_; (Alt. 2) Geoff Vanover \_\_\_;  
Also present: Board Attorney \_\_\_\_\_ Board Engineer \_\_\_\_\_ Board Planner \_\_\_\_\_

**II. REORGANIZATION:**

**ADMINISTRATION OF OATHS**

Newly Appointed Land Use Board Members

Reappointed Land Use Board Members

**SELECTION AND ELECTION OF OFFICERS FOR 2026**

- \* Chairperson
- \* Vice Chairperson
- \* Board Secretary

**ADOPTION OF RESOLUTIONS:**

- Resolution # 01-2026 - Annual Notice of Meeting Dates
- Resolution # 02-2026 - Official Newspapers
- Resolution # 03-2026 - 2026 Robert's Rules of Order
- Resolution # 04-2026 - 2026 Rules of Procedure
- Resolution # 05-2026 - 2026 Professional Appointment Board Solicitor
- Resolution # 06-2026 - 2026 Professional Appointment Planner & Conflict Planner
- Resolution # 07-2026 - 2026 Professional Appointment Engineer
- Resolution #08-2026 - 2026 Professional Traffic Consultant
- Resolution #09-2026 - Confirming & Establishing Guidelines for Members Electronic Communication Compliance
- Resolution #10-2026 - Board Sec & Recording Secretary

**III. APPROVAL OF MINUTES:** December 17, 2025**IV. ADOPTION OF RESOLUTIONS:**

848-25 - Ratan Properties LLC - 811 Route 130 North - D Use variance and C Bulk variances for construction of a thirty-eight (38) unit apartment building.

**V. ANNOUNCEMENTS:****VI. NEW BUSINESS/APPLICATIONS:**

836-24A – 212 High Street, LLC c/o Sharon Solomon – Bifurcated Use Variance and Major Subdivision approval & Lot Consolidation

**VII. OLD BUSINESS:** None**VIII. PUBLIC COMMENTS:**

**NEXT MEETING SCHEDULED:** February 25, 2026

**ADJOURNMENT:** MOTION TO CLOSE: 1. \_\_\_\_\_ 2. \_\_\_\_\_

Submitted By: Jamie Pennacchi, Secretary to the Board. If you are unable to attend this meeting, you may leave a message for the Board Secretary by calling (609) 386-0200 x147 or via e-mail: [lubsecretary@burlingtonnj.us](mailto:lubsecretary@burlingtonnj.us)