

**CITY OF BURLINGTON
LAND USE BOARD AGENDA
April 22, 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. APPROVAL OF MINUTES: March 25, 2026

III. ADOPTION OF RESOLUTIONS:

836-24A – Resolution #14-2026 - 212 High Street, LLC c/o Sharon Solomon – Bifurcated Use Variance and Major Subdivision approval & Lot Consolidation

IV. ANNOUNCEMENTS:

V. NEW BUSINESS/APPLICATIONS:

- (a) Continued from 3/25/26 - 860-25 – Milestone Assets, LLC - 911-915 High Street Burlington - Preliminary and Final Major Site Plan approval with “C” Bulk and “D” Use variances
 - b) 865-25 – Tiffany DeRita – 305 High Street – Condition Use and Site Plan Waiver – Body Art Studio
 - c) 861-25 – Garden St. Homes & Living, LLC – 93 West 7th Street – Major Preliminary and Final Subdivision
 - d) 866-26 – Higher Breed NJ, LLC - Bulk variance, Preliminary & Final Major Site Plans, Class 5 Cannabis retail
- CARRIED TO MAY 27, 2026 at Applicant's request**

VI. OLD BUSINESS:

VII. PUBLIC COMMENTS:

NEXT MEETING SCHEDULED: May 27, 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