

**CITY OF BURLINGTON  
LAND USE BOARD AGENDA  
May 27, 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:** April 22, 2026

**III. ADOPTION OF RESOLUTIONS:**

- a). 860-25 – Resolution #15-2026 - 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 – Resolution #16-2026 - Tiffany DeRita – 305 High Street – Condition Use and Site Plan Waiver – Body Art Studio

**IV. ANNOUNCEMENTS:**

**V. NEW BUSINESS/APPLICATIONS:**

- a) 861-25 – Garden St. Homes & Living, LLC – 93 West 7<sup>th</sup> Street – Major Preliminary and Final Subdivision – continued from April 22, 2026
- b) 866-26 – Higher Breed NJ, LLC - Bulk variance, Preliminary & Final Major Site Plans, Class 5 Cannabis retail

**VI. OLD BUSINESS:**

**VII. PUBLIC COMMENTS:**

**NEXT MEETING SCHEDULED:** June 24, 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)