**CITY OF BURLINGTON**
**LAND USE BOARD AMENDED AGENDA**
**October 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**: Patrick Tovar (Mayors Repsentative) ___; Victor Carnivale ___; Matthew Mercuri ___;
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: September 23, 2026**

**III. ADOPTION OF RESOLUTIONS:**
872-26 - E. 2nd Development, LLC – 22 E. 2nd Street – Third Extension of Approval

**IV. ANNOUNCEMENTS:**

**V. NEW BUSINESS/APPLICATIONS:**
a) 869-26 - James Street BC, LLC – 120 James Street – Major Preliminary & Major Final Subdivision "c" Variance
b) 874-26 – Steven Matthews – 849 Woodland Avenue – "C Bulk Variance – **Application will not be heard, deficient 10 day mailed notice to the 200' property owner's list. Applicant will be required to re-notice and republish for any future scheduled hearing.**

**VI. OLD BUSINESS:**

**VII. PUBLIC COMMENTS:**

**NEXT MEETING SCHEDULED:** November 25, 2026 **Cancelled**; December 23, 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