

Joint Land Use Board Meeting Minutes
Borough of Bellmawr
January 12, 2026, 7:00 pm

CALL MEETING TO ORDER

FLAG SALUTE

READING OF OPEN PUBLIC MEETING STATEMENT: On January 05, 2026, notice of this meeting was e-mailed to the Courier Post Newspaper and duly posted on the bulletin board of the Municipal Building. All requirements of the open public meetings act have been met in compliance with the Sunshine Law.

ROLL CALL:

- Chairman, Joshua C. Haas
- Vice Chairman, John Scarborough
- Secretary -Mark DeBerardinis
- Member - Ray Staszak
- Member - Emil Andrae
- Member - Harry Corcoran (Absent)
- Member – Bob Bauman
- Alternate#1 Chuck Ruff (Seated for Corcoran)
- Alternate#2 XXXXXXXXX
- Zoning Official, Daniel DiRenzo
- Class III Member -Councilman Craig Wilhelm
- Class I Member -Mayor Charles Sauter
- Board Solicitor -Daniel J. McCann, Esq
- Board Engineer/Planner, Steven M. Bach, PE, RA, PP, CME
- Board Engineer, Nicholas Bishop, PE, CME
- Recording Secretary, Tina Johnson
(Designation of Alternates in Absence of Regular Members)

APPROVAL OF THE MEETING MINUTES: John Scarborough, 2nd Emil Andrae

COMMUNICATIONS: Letter of Resignation from Phil Mullen Board Member

OLD BUSINESS: None

NEW BUSINESS:

1. 2026 Board Reorganization

2. Case# 2025-08 Continued to February 02, 2026 without additional Public notice.

Case# 2025-08 Block 101.01, Lot 23.01 AKA 105 East Browning Road

The applicant is asking the Board to review a Zoning Officer's decision and explain how local Zoning rules apply. The request is about a two-family dwelling where a group of people in recovery from addiction live together in sobriety. This group, called a Cooperative Sober Living Residence (CSLR), wants to keep living together as one household. If needed, the applicant also asks for a special approval (called a D variance) to allow this use to continue.

ADJOURNMENT: Motion Emil Andrae 2nd Ray Staszak