

Joint Land Use Board Meeting Minutes
Borough of Bellmawr
February 02, 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 XXXXXXXX
- Zoning Official, Daniel DiRenzo
- Class III Member -Councilman Craig Wilhelm-ABSENT
- Class I Member -Mayor Charles Sauter-ABSENT
- 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: Motion Bob Bauman, 2nd Chuck Ruff

COMMUNICATIONS: NONE

OLD BUSINESS: NONE

NEW BUSINESS:

1. Case# 2025-08 Continued to February 02, 2026, from 01/12/2026.

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.

Motion: Josh Haas; The Cooperative Sober Living Residence (CSLR) IS a Boarding Home or Rooming House as defined in the Borough of Bellmawr Code, 2nd John Scarborough.

Roll call vote 7-0.

Motion: Josh Haas; The Cooperative Sober Living Residence (CSLR) DOES NOT constitute a single housekeeping unit. 2nd Ray Staszak.

Roll call vote 7-0.

Motion: Emil Andrae; To approve the subject property for a D1 Use Variance to operate the Cooperative Sober Living Residence (CSLR) which is not a permitted use in the Office Zone. 2nd Josh Haas.

Roll call vote 0-7

ADJOURNMENT: Motion John Scarborough, 2nd Bob Bauman