

**MERCHANTVILLE JOINT LAND USE BOARD  
MINUTES OF MAY 9, 2017 HEARING**

The meeting of the Joint Land Use Board of the Borough of Merchantville convened at 7:30 p.m. on Tuesday, May 9, 2017. The members of the Joint Land Use Board in attendance at the meeting were the following: Chairman Patrick Brennan; William Watson; William Lamme; James Uricchio, Griffin Kidd; Eric Benjamin; Jessica Stewart and Louis Fiume. Also present was Matthew Madden, Esquire, Board Solicitor and G. Jeffrey Hanson, P.E., C.M.E., Board Engineer.

The hearing was called to order and the Board conducted the Pledge of Allegiance and moment of silent reflection.

The first order of business was the adoption of the minutes from the January 10, 2017 and February 28, 2017 hearings. Upon motion duly made and seconded, the Board unanimously approved the minutes.

The next order of business was the hearing on the application of Chris Mattern for 25 East Park Avenue, Merchantville, NJ (Block 29 Lot 1) for a modification of a condition of a prior approval. The Applicant previously received use variance approval on January 12, 2016 permitting the conversion of the subject property to contain a microbrewery known as "Eclipse Brewing" which use would include both the manufacture and sale of beer as memorialized by Resolution 2016-07. At the time of the original approvals, the Joint Land Use Board did impose various conditions on the use variance approval including a condition requiring that the hours of operation for the proposed use be limited until 8:00 P.M. Monday through Thursday and 9:00 P.M. on Friday through Sunday. The Applicant now seeks to modify and/or excise that condition in order to allow the hours of operation to extend until 10:00 PM on each day of the week.

Appearing on behalf of the application was Chris Mattern, the owner and operator of Eclipse Brewing. Mr. Mattern testified that he seeks to modify the condition of approval requiring the limitation of the hours of operation in order to allow the operation of Eclipse Brewery until 10:00 PM each day of the week. Mr. Mattern noted that he has been successful to-date, but has been constrained by the limited hours of operation.

The meeting was then opened to the public and Greg LaVardera appeared to voice his support of the application; convey his appreciation for the present operations of Eclipse Brewery and the urge the Board to approve the application.

Thereafter, upon Motion duly made by Griffin Kidd and seconded by Louis Fiume, the Joint Land Use Board of the Borough of Merchantville unanimously approved the application based upon the sworn testimony of the Applicant.

The next order of business was the Board's adoption of the minutes for the January 10, 2017 and February 28, 2017 meetings of the Joint Land Use Board. Upon motion duly made and seconded, the Board unanimously approved the minutes from those hearings.

No further business coming before the Board, the meeting was adjourned upon motion duly made and seconded, and unanimously adopted.

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Matthew P. Madden, Esquire  
Board Solicitor