

Borough of Clementon

Planning/Zoning Board

January 11, 2018 Meeting Minutes

The January 11, 2018, meeting of the Clementon Planning/Zoning Board was called to Order by Vice Chairman Kunkel. It was announced that the meeting has been properly advertised and posted Pursuant to N.J.S.A. 10:4-6, The Open Public Meetings Act. The meeting was then opened with a salute to the flag and called to order by Vice Chairman Kunkel.

Roll Call: V.C. Kunkel, Secretary McKelvey, Member Armbruster, Member Saunders, Member Naurath, Churchill Engineer William Fleming were all present.

Absent: Chairman Feldman, Mayor Weaver, Member Lofland, Member Kuns, and Solicitor Rhodes.

V.C. Kunkel: Can I have a motion to approve minutes upon correction typo errors found on page 4 and 5.

Member Armbruster made first motion, second motion Secretary McKelvey.

Roll Call: V.C. Kunkel, Secretary McKelvey Member Naurath all passed minutes with corrections.

Member Armbruster and Member Saunders abstained.

Member Armbruster nominated Ed Kunkel for Vice Chairman, Joe Feldman as Chairman, and Christopher McKelvey as Secretary.

Member Naurath made second motion.

All voted in favor of the nominations.

Member Armbruster: Made motion to appoint Bill Fleming from Churchill Engineering as Engineer.

Member Saunders made second motion.

All voted in favor of the nominations.

Member Armbruster made a motion to appoint Peter Rhodes as the Board Solicitor.

V.C. Kunkel made second motion.

All voted in favor of the appointment.

V.C Kunkel: Any other matters?

Member Armbruster gave an update regarding Brand Ave project. New developer was part of the litigation against the Borough. The new requested to be taken out of the litigation. They want to go ahead with the plans and build Market Rate Senior Housing on that property. The C.O.A.H. part of the lawsuit calculations has been re done. We are now at the required number and it looks like that part of

the case will be dismissed. If there is building done on Brand Ave it will be Senior and already approved by the board.

Member Saunders: Didn't they come up with a site plan Mark?

Member Armbruster: They have an approved site plan, but because of the building laws and economy crash, the government approved all plans for 5 years. DeMideo requested that the board extend their approval. The litigation started at the recommendation of the Borough attorney we approved the extension again. The owners of the property were in again last month and requested another year extension and were granted.

Bill Fleming: They will have to reapply with the DEP.

Saunders: Will they have to come up with a new site plan?

Member Armbruster: No their current site plan should be ok. Unless we can show that there have been substantial changes and conditions that would affect that site plan. Such as egress for fire trucks, changes in the water system. Part of the approval would require them to rebuild the pumping station. The deal we put together has been very advantageous for the Borough. It was a good thing; it is just a matter of the demand for those units.

There was also a brief discussion about the Leewood Development and units sold.

Member Naurath: In regards to Brand Ave. I thought there was an issue with the retention pond.

Member Armbruster: He is going to put his retention pond behind Giambri's. That's where he got the trade off from DEP. He was able to change the boundaries from 100 foot to 50 foot. They ok it because he purchased more ground to make it a wetland area.

V.C. Kunkel requested notification be made to everyone regarding mandatory class for board.

Members discussed amongst themselves about the dates and courses.

V.C. Kunkel made motion to adjourn, Second motion made by member Armbruster.