

Borough of Clementon

Planning/Zoning Board

October 12, 2017 Meeting Minutes

The October 12, 2017, meeting of the Clementon Planning/Zoning Board was called to Order by Chairman Feldman. 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 Chairman Feldman.

Roll Call: Chairman Feldman, V.C. Kunkel, Member Armbruster, Member Lofland, Member Saunders, Frank Naurath, Solicitor Rhodes, Churchill Engineer were all present

Absent Members: Secretary McKelvey, Mayor Weaver, Member Kuns .

Member Armbruster requested to table September minutes for the board to review and vote on at the November meeting.

V.C. Kunkel made first motion.

Member Armbruster made second motion.

All members stated Aye to table.

Chairman Feldman Called Selena High for the Food for the Soul Mercantile.

Selena High requesting a mercantile license for herself, she was a partner with Kaboona but now is the sole owner of Food for the Soul. She will be changing the sign to Food for the Soul. She will be sharing the trash dumpster with Dominos. There will be 5 employees. Her hours of operations will be Saturday to Sunday 6am to 11pm 7 days a week.

Chairman Feldman: We don't make the final decision we pass this onto Council.

Roll Call: Chairman Feldman, V.C. Kunkel, Member Armbruster, Member Lofland, Member Saunders, Member Naurath all voted yes.

Chairman Feldman: Zoning Officer is not here. Is there a Churchill Engineer report regarding the parking lot?

Bill Fleming Churchill Engineer: You should have a copy of my letter in your packet. I commented on the landscaping in and around the property. I addressed the detail on the handicap ramp. I emailed and commented to their Engineer. I haven't seen a reply yet.

Chairman Feldman: Is it too late to address the landscaping, or should we address this less formally?

Bill Fleming: I think we can address this less formally. I addressed the landscaping along the front entrance, back wall, and along the side of building. I guess we will have to see what they come up with.

Chairman Feldman: I think a dogwood would be nice along the road along with an October Glory, or Red Maple, aside from those, as long as they are shade trees.

Bill Fleming: I will see what they come back with if I get the drawings on a PDF I will scan them. The location of the property is not shown correctly on the Zoning Map. Unless they want to do it over, I put a copy in to show area.

Member Saunders asked a question about litigation. Chairman Feldman explained there could be possible litigation regarding the res judicata and the Hideaway. We have not heard anything. They do have the right to appeal.

Solicitor Rhodes: They have 45 days to appeal. The resolution has not been done because the minutes have not been approved.

V.C Kunkel made motion for adjournment. Second motion Member Armbruster.