

Borough of Clementon

Planning/Zoning Board

April 12, 2018 Meeting Minutes

The April 12, 2018, 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, Secretary McKelvey, Member Armbruster, Member Lofland, Member Saunders, Member Naurath, Solicitor Rhodes, Bill Fleming, Churchill Engineering were all present. Absent: Member Kuns, Mayor Weaver

Chairman Feldman: We have 6 Zoning members and 7 Planning board members, so we have can hear anything that is on this evening's agenda. May I have a motion to approve March 8, 2018 minutes?

V.C. Kunkel made first motion to approve the March 8, 2018. Second Motion was made by Member Lofland.

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

Chairman Feldman: Alex Garcia please come forward. It looks like you want a Mercantile License.

Alex Garcia: Unit L last unit in complex at 328 White Horse Pike. We would like to have a banquet hall for Weddings, Sweet Sixteen for private parties.

Chairman Feldman: Will you be serving Alcohol?

Alex Garcia: I believe if it is a private party I am not required to have a liquor license. If I was going to have a party and charge admission, in that case I would need a liquor license.

Member Armbruster: The Borough has a hall that we rent out and we require the renter to obtain a supplemental insurance plan. It's called a Tulip Policy. It protects the liability if someone got in an accident or hurt going home from your party. If there was someone that was having a fundraiser and they were charging for people to attend and serving liquor, than they would have to apply for a 1 day liquor license. For a one day event like a Wedding you would not be required to do that.

Chairman Feldman: How many employees do you plan on having?

Alex Garcia: I don't think more than two because I am going to be there.

Chairman Feldman: Do you plan to cook on site?

Alex Garcia: No I will make arrangements from local restaurant to cater the food and bring in for the events.

Chairman Feldman: So you will have the caterer provide food for your events. All you do is supply the hall.

Alex Garcia: In some cases the client will supply food of their own. It would be an option for them.

Chairman Feldman: I see so you can provide the food, or they can bring their own.

Alex Garcia: We will also have two private contractors provided for security guards.

V.C. Kunkel: What is the hall capacity?

Alex Garcia: The Fire Marshall was there today and said it's 160.

V.C. Kunkel: Yes, I know it wasn't that many. You are only looking at under 100 parking spaces outside for that whole place. If you have an event when the other places are in operation, you will only have about 20 parking spaces available.

Alex Garcia: I was looking at the site. I would like to think one car can bring in 3 to 4 people. There is a school across the street I was going to ask if I could use their parking lot.

V.C. Kunkel: That would be an idea.

Solicitor Rhodes: I would like for you to be aware that if there is a school you would have to have written permission from the school. There is a requirement under NJ law that if you are within 500 feet of a Church or school you cannot serve alcohol, unless you have written permission.

Chairman Feldman: Have you made any arrangements for trash removal?

Alex Garcia: We will.

Chairman Feldman: what about a sign?

Alex Garcia: Can we start with a banner?

Chairman Feldman: That is allowed to be 40 square feet and allowed for 30 days. Then you will have to get a sign.

Alex Garcia: I plane on using the existing sign for Plaza.

Chairman Feldman: Then you will comply with the size, you will be fine. Your hours of operations 10 am until 2 am seven days? We don't have any restrictions regarding hours. Mayor and Council might and they have the final say.

V. C. Kunkel: Do you have sufficient bathrooms there? If a caterer comes in do you have someplace to heat the food?

Alex Garcia: We do have bathrooms. We plan on using sterno.

V.C. Kunkel: do you have sufficient lighting?

Alex Garcia: There is lighting out there.

Member Armbruster: I know there have been problems in the past regarding the lights. You do know that if there are issues, you will have to have them fixed. I have a concern regarding the people renting the hall. There have been halls rented by raves that could put a burden on the Police Department. I am asking that you be careful as to who is renting the hall and what they are having so you have enough onsite security. We rent our hall it hold 250 and a smaller hall like yours would be good.

Alex Garcia: We will be watching for that.

Member Armbruster: we want to have a tenant in there. But we do not want to have a burden on the town.

Chairman Feldman: May I have a motion for approval?

V.C. Kunkel: I make a motion for approval.

Member Armbruster: I make second motion.

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

Member Armbruster: We will probably put this on the agenda for the first week in May for Council.

Chairman Feldman and Bill Fleming had a brief discussion regarding Jay Patel informal plans for a 400 square foot addition to his sort for a bathroom in his office. Chairman feels Mr. Patel needs to come to the board with a formal site plan. Bill Fleming looking into ordinance as he felt that since he was within the 400 square feet, he did not need to come before the board.

Solicitor Rhodes read resolution 2018-02 for Santander Bank for a sign variance.

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

Solicitor Rhodes read 2017-02 Douglas Reese and Cynthia Albright fence variance.

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

Member Armbruster: Updated the board about the Dilks family case. I don't know if it is in mediation. Council feels that there is no way he can build there. The Dilks family would agree to build a garage on the property. Most of the council does not agree to that. Should the Borough buy back the property to end this whole thing? This is costing the Borough money with legal fees.

Member Saunders: Wasn't that told to him at the time of purchase that he could not build on the property?

Member Armbruster: Mr. Dilks is saying he was not represented. Solicitor Botcheos had the paperwork to support that he was represented and that the lot was not to be built on. I would like to go to council with an opinion from the board if we should purchase the ground back for \$10,000.

Chairman Feldman: There are residents on both sides of the property.

Member Armbruster: Yes, one has been a participant with his opinion.

Solicitor Rhodes: Thinking logically, you are paying a large amount in attorney's fees. He will continue to store junk even if you win. You may want to take it back. It will be a win win.

Member Armbruster: We can buy it as open space. That's how and why we have that fund.

Member Saunders: He has fencing, junk piled high buy it.

Member Armbruster: We have a new Zoning Officer starting next week. He has animal control license. He took a pay cut to come and work for Clementon. He is going to work under the Construction Official until he meets the requirement for Zoning Officer. We have separate contract with animal control. I received a call today from Mr. Gambale regarding Ohio Ave. He would like to tear down the building and build five single residential family homes. The land was zoned for redevelopment with 6 conforming lots. Under redevelopment law, the redevelopment entity has say over what zoning does. That being said, the redevelopment entity is the council, they want what is in best interest of the town. They would want the applicant to come before this board and put to them for the decision.

Chairman Feldman: Does he have building experience?

Member Armbruster: He is branching out in a lot of areas. They are about to repave Ohio Ave. They will have the capital to buy the ground. Then work with a builder.

Chairman Feldman: What is going on with Walkers?

Member Armbruster: That was purchased over a year ago. They bought both liquor license and building.

Member Saunders: I talked to the girl she said they will be opening in two months.

Secretary McKelvey: Does the Code enforcement Officer enforce the shoveling of the sidewalks? If we can emphasize that as the school is going until June 20th.

Member Saunders: Who has to clean the sidewalk on the Gambale side?

Member Armbruster: The County. Brand Ave will be paved this summer. We are asking the engineer to put speed bumps on both roads. Ohio is from a grant from two years ago. This year we got an award for Lake. That road is thin in that area. It is only 10 feet wide. The north side of the road is very steep. The South side has plenty of room. Retaining walls and telephone poles are the issue. Retaining walls leave the Borough with liability. Poles are expensive and \$60,000. we can bond . This is what we need to decide.

Member Saunders: Does Lake Ave include culverts and drainage?

Member Armbruster: I asked the engineer about that. New Jersey flood management is pushing for natural water flow. Road crowning is a concern regarding the flow rate of the water without having it flood and erode the roads away. On Trout we had to address the erosion. We are rebuilding outflows on Barrett Place to prevent the road from caving in. Cherry Ave has this same issue. The borough will have to put culverts or curbing in to reduce the pressure and disperses the flow.

Chairman Feldman: Anything else? May I have a motion for dismissal?

V.C. Kunkel: Made first motion

Secretary McKelvey: Made second motion.