

Borough of Clementon

Planning/Zoning Board

February 8, 2018 Meeting Minutes

The February 8, 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 were present. Absent Mayor Weaver, Member Kuns, Churchill Engineer Bill Fleming.

Chairman Feldman: May I have a motion to approve the January 11, 2018 minutes?

Member Armbruster made first motion. Second motion V.C. Kunkel.

Roll Call: V.C. Kunkel, Secretary McKelvey, Member Armbruster, Member Saunders, Member Naurath all approved the minutes. Chairman Feldman, Member Lofland abstained.

Chairman Feldman: Mercantile license for Londyn Dior.

DeAnna Macklin: I want to open a non- surgical hair replacement salon on 1 Berlin Rd unit #4 next to Domino's Pizza. In the beginning we will have just two employees. Eventually we plan on having 4 to 6 people employed. Our hours will be Monday to Sunday 9am to 7pm.

Chairman Feldman: Have you made arrangements for a sign?

De Anna: I was trying to see if I could get a new faceplate. I was going to take the trash with me.

V.C. Kunkel: Is there state licensing required for this type of business?

De Anna: Yes I have one and I already had a business before. I had a brain hemorrhage and our son passed away.

V.C. Kunkel: what about deliveries?

De Anna: Right now they come to my home. No mailbox at the locations.

Chairman Feldman: we can just pass this on to council. They will have final say. We just let them know that you are within the Zoning rules for having your business at that location.

Member Saunders made 1st motion second motion was V.C. Kunkel.

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

Chairman Feldman: Next is I Still Dance. Do you own that building?

My name is Shermain Carter, No. 328 White Horse Pike is in Clementon Crossings.

Chairman Feldman: Ok that's better yet! Will you be putting a sign up?

Shermain Carter: Yes I plan on having a new plate put up same size. Right now I will take trash. I plan to open March 3rd. Mondays Wednesday and Saturdays.

Member Armbruster: I would suggest you list the possibility of 7 days so you will not have to come back and apply for more days.

Chairman Feldman: I will put you down from Monday to Sunday from 10 am to 8pm.

Solicitor Rhodes: what kind of dance?

Shermain Carter: Salsa, African, stomp, Hip Hop, for children.

Chairman Feldman: Anyone have any questions?

V.C. Kunkel made first motion, second motion member Lofland.

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

Chairman Feldman: No zoning officer.

Secretary Mc Kelvey: Asked the procedures regarding approvals for school putting up signs.

Member Armbruster: I would think the technical question is does an entity of government such as the school board have to go before the Planning and Zoning Board. Are the Zoning laws in the town applicable to that entity?

Solicitor Rhodes: Yes. They have to follow the procedures in place. Can we stop them? No. But they still have to follow the procedures.

Member Armbruster: They have to show that what they are doing is for the good of the public. You can put restrictions on them for safety reasons/issues.

There was general discussion regarding the existing sign between several members and Secretary McKelvey.

Secretary McKelvey: Was just asking because he is on school board and there have been comments about the lights on the sign and where it is located. The sign is up. My concern is that things were a little lax before I joined that is all. Thank you.

Solicitor Rhodes: Announced that the variance packets need to be held by each member for next month's meeting.

Chairman Feldman: The application calls for a site plan, the letter calls for a variance. They need to straighten that out as I don't think they complied with the 76 items on the check list, nor would I expect them to.

Solicitor Rhodes: They asked for waivers.

Chairman Feldman: There is one waiver we can comply with, which the letter is explaining why we need the waivers. I am not too sure what the advertisement is like.

Solicitor Rhodes: I think that is one of the problems they are not here.

Chairman Feldman: If they advertise for a site plan and come in for a variance, there is going to be a problem. I would suggest you contact somebody.

Solicitor Rhodes: I will.

Member Armbruster: Gave update on the Dilks matter and status of the case against the Borough in litigation. The case is ongoing and they have the supported documents needed to back up the sale and agreement of the sale.

Member Saunders: Then the zoning officer can go and site him for all the piles of Stockade fences, boats and junk. It seems that it is in spite.

Member Armbruster further speaks about the Gibbsboro Rd project the county is planning to widen on the Northern side in Lindenwold. It will have a least impact on Clementon. It won't be completed until 2023. They need to get funding, possession of ground and get it on the construction phase. We may have to redo our master plans. Part of the argument is with the bike lanes they are requesting from the bowling lanes in Stratford to WaWa in Berlin. He stated that there are no sidewalks in those areas mentioned and that they will be requiring more width to put them in. They would paint the bike lanes in making them in the roadway. They are also talking about widening Gibbsboro road to make turning lanes. They are including the corner at Oak Lane. I suggested they soften the turn there for trucks. They are doing something similar in Magnolia. He talked again about two lanes on Gibbsboro Rd to alleviate the Garfield Rd accidents. The county just wants our engineers to submit plans for Garfield and they would consider doing the stripping. It just takes getting everybody on board.

Chairman Feldman: May I have a motion to adjourn?

V.C. Kunkel made first motion. Second motion Secretary McKelvey.