

Borough of Clementon

Planning/Zoning Board

November 9, 2017 Meeting Minutes

The November 9, 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.

Chairman Feldman, Vice Chairman Kunkel, member Saunders, Member Naurath, Member Lofland, Member Armbruster, Solicitor Rhodes, Bill Fleming Churchill engineering were present.

Secretary McKelvey, Member Kuns, Mayor Weaver were absent.

Chairman Feldman: Five Zoning Members and Six planning members are present. We can hear anything on the agenda this evening so we will proceed. I presume everyone has read the minutes from September and October that were in your packets. I am quite satisfied with them. Does anyone have any alterations or changes?

Member Lofland made a motion to approve.

Vice Chairman Kunkel: made second motion followed by, "Aye", to approve from all members.

Chairman Feldman: Minutes have been approved. Next we have a mercantile license from Jesus Garcia. Is he here? No he is not. Mercantile license for Raimondo Mulas, is he here? He is not. Use variance for Jacoh, LLC is there anyone here for that?

David Snyder, Esquire representing Jacoh, LLC.

Solicitor Rhodes: As you know we only have 5 voting members for the Zoning board this evening. I would like to give you the opportunity to carry this until the next meeting in hopes we will have a bigger board it is your choice. It would be the second Thursday of December. December 14, 2017.

David Snyder Esq. That would be fine with me. After a brief discussion with client, Mr. Snyder decided to carry this over until December meeting.

Solicitor Rhodes: You do not need to advertise. Are you willing to waive the required time also?

David Snyder, Esquire: Yes

Solicitor Rhodes: The applicant asks for a continuance based upon the fact that he does not have 7 voting members tonight; he has agreed to waive the statutory prerequisite of time that we act within a certain element of time which will give him and automatic approval. It is up to the board to act upon that.

Chairman Feldman: Ok see you then.

Raimondo Mulas: I have an application for a mercantile license for an automotive repair business.

Chairman Feldman: The office was leased to J&J Guns. The office attached to the garage. The garage with the bays is what you are renting and working from.

Raimondo Mulas: The desk alongside is not mine I am renting the other side. There are two separate businesses in that building. I am 310 A. They are the same lot and block number.

Chairman Feldman: Three separate buildings one same lot. Are you planning on making any changes to the buildings? Will you be changing the sign? Have you made arrangements for trash pickup? You are basically going to take things over from the last guy than?

Raimondo: No changes to building, sign and trash will be the same as it is now. I am just taking this over from the guy who was there before.

Chairman Feldman: Monday thru Friday 8 Am to 5Pm.and Saturday 9am-2pm? How many employees do you plan on having?

Raimondo: Yes I will keep those hours. I would like to have 3 employees, but for now it will be just me.

Vice Chairman Kunkel: You are basically going to continue from what was there before? You will be RAM Auto?

Raimondo Mulas: Yes it is Restoration Auto maintenance.

Member Armbruster: There were three businesses on this location. One repair, one Auto Sales and the other Gun sales. Will you be selling cars also?

Raimondo Mulas: Those are independent services.

Member Armbruster: So there will still be 3 businesses on this location?

Raimondo: Yes.

Solicitor Rhodes: Who runs the Auto Sales?

Raimondo Mulas: That is not me.

Solicitor Rhodes: So do you just run the repair shop?

Raimondo Mulas: Yes.

Solicitor Rhodes: Who is the landlord?

Raimonds: Joe Abuiso, J&J auto sales and service. That is completely separate. In lease from him only repairs no sales. The name is Restoration and maintenance services.

Member Armbruster: My question is that you have a gun business. You have a small parking lot. Where are you going to have parking?

Chairman Feldman: Do you know how many parking spaces there are out there?

Raimondo: Maybe 20. I would probably be using 8 on Flux.

Chairman Feldman: How long has the owner been operating from this location?

Gene Richards (Zoning Officer) I would say he has been there about 20 years by now.

Gene Richards: Right now the inventory is about 3. From the research I have done. There has not been a limit of parking spots. I am guessing there has to be 15 or 16 spaces. There is an entrance through the back off New Freedom that will hold another three cars. You can come off of New Freedom or White Horse Pike.

Member Armbruster: All the cars that were parked at the Clementon Plaza are not part of that location?

Gene Richards: I went through them last week and contacted the owners and had about 6 of them removed at the time. They were not a part of J& J auto sales.

Member Armbruster: My concern is that they put a limit on the number of cars that can be on the lot with the three businesses.

Gene Richards: We will limit the number which we have in the past.

Member Armbruster: I would like if this is going to pass to put a limit of 20 cars on the property overall.

Raimondo Mulas: Is that overnight parking? Say over the weekend, I might have 7 or 8 cars lined up. ‘

Member Armbruster: That is what we are trying to avoid. We don't want that in our town. We don't want the town to look like a junk yard. We are trying to bring the town up.

Raimondo Mulas: Then I will leave it at your discretion at 20. I have no intention of looking like a junk yard.

Chairman Feldman: you are going to agree to limit this whole process. The whole Lot which is lot 3 Block 76 to 20 cars at any particular time.

Member Saunders: If you had one of your customers come in, you can ask them to come back at another time to comply with the limit of vehicles.

Raimondo Mulas: Yes I can. If over the weekend and they are towed in, they will park them. They might be on top of the ones that are already in the lot. I can't agree for my landlord.

Member Armbruster: That is something you and your landlord need to work out. If he is renting to you he must provide the parking for you.

Chairman Feldman: Based on these adjustments, can I have a motion to approve and pass onto council?

Member Saunders: I will make a motion.

V.C. Kunkel made second motion.

Roll Call: V.C Kunkel, Yes, Chairman Feldman; Yes, Member Armbruster yes, with the stipulation of the 20 car maximum. Member Lofland, Yes, Member Saunders, Yes, Member Naurath. Yes.

Chairman Feldman: Council will have to approve this. We will send this on over to council.

Chairman Feldman: Any reports from the Code enforcement officer?

Gene Richards: Nothing to report other than the old CRI building. I am hearing a rumor it has been sold to a Church. I have done 11 C/O within the last two weeks.

Member Naurath: I have concerns about 19 Chestnut Lane. It smells of rodents and I think should be knocked down.

Gene Richards: There has not been any change in the title.

Bill Fleming: I have received last week the letter and plans for the parking lot. They are agreeing to the provisions in my letter. Once I review the plans when they get them to me I will address them in a letter.

Member Armbruster: I would recommend some buffers for the parking issues.

Bill Fleming: He did address that in his plans.

Chairman Feldman: What is that line along the side of Rumors? They look like cables or fence. I will email them with question. Did you get the detail for the handicapped ramp?

Bill Fleming: Yes I was not able to review before the meeting. I want to look through it in more detail. But in theory I am happy with it. I think he should add a little more detail regarding the fence added to the site plan.

Chairman Feldman: Call out to the side states that he is putting a fence along the one side of Rumors and take out a utility pole. Can we go over the plan?

V.C. Kunkel: One page 5 & 6 it shows the fence and the handicap ramp. That is a temp silt fence detail.

Chairman Feldman: On page 6 shows the board on board fence.

Bill Fleming: They changed the zoning map so it is correct.

Chairman Feldman: Page 3 showed the board on board 4 ft. fence shown on page 3.

Bill Fleming: Page four shows the buffer landscaping. My questions #3, 4 are answered.

Chairman Feldman: Storage building.

Bill Fleming: Black building is the black building in the back. Details on page 6, trash cans right side of Rumors structure. The security light was added on sheet 4. Indicates he is adding a timer for the front. They elected not to extend the driveway 20 feet. I agree the 20 feet should be sufficient. He added some details in the back. He will have to do that in the requirements of the DOT as long as I write a letter. There is no deed to be filed. I do have to sign off on these plans. Bach needs a copy and Rumors must put up the escrow. I will send Bach a copy of my letter.

V.C. Kunkel: There are a couple of Typo's for the 2018 schedule. We need to add November 8th and December 14th to the schedule.

Chairman Feldman: Can I have a motion to adjourn?

Member Loftland: 1st motion

V.C. Kunkel: 2nd motion

All answered AYE.

