

Borough of Clementon

Planning/Zoning Board

December 10, 2020 Meeting Minutes

The December 10, 2020 meeting of the Clementon Planning/Zoning Board was called to order by Vice Chairman Kunkel at 1916hrs. 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: Vice Chairman Kunkel, , Mayor Weaver, Member Armbruster, Member Lofland, Member Saunders; Present Chairman Feldman, Member Kuns, late to the meeting 1943hrs, Secretary McKelvey, Member Shover; Absent

Vice Chairman asked Board if there were any corrections or problems with November meeting minutes. Member Lofland pointed out a correction that needed to be addressed. Vice Chairman Kunkel asked for a motion to approve. Member Lofland approved second by Member Armbruster, roll call was called upon, Mayor Weaver, Member Armbruster, Member Lofland, Member Saunders; ayes, Vice Chairman Kunkel; abstain

Solicitor Rhodes asked to interrupt, he doesn't feel there is any need for Engineer Anthony DiRosa to be at the meeting there is nothing on the Agenda that he needs to be present for. Vice Chairman approved for engineer to be dismissed from meeting.

Vice Chairman Kunkel announced we have old business 6 resolutions to be voted upon, Pete do you want to go ahead with them?

*Solicitor Rhodes:* Hopefully everyone has received them and read them, we will start with resolution 2020-02 Vanderpool fence variance 14 Jerome Terr. If there are no corrections we should vote on that.

Mayor Weaver motioned to approve 2<sup>nd</sup> by Member Saunders and roll call was called upon, Vice Chairman Kunkel, Mayor

Mayor Weaver announced he doesn't think he can vote on the resolution beings it's zoning.

Solicitor Rhodes stated we have enough members for a vote

*Solicitor Rhodes:* Next 2020-03 Cheeseman 54 Woodland Ave variance for a 6ft fence, Vice Chairman Kunkel motion for approval 2<sup>nd</sup> by Member Saunders and roll call was called upon; Vice Chairman Kunkel, Member Saunders; Ayes Member Lofland, Mayor Weaver and Member Armbruster; abstain

*Solicitor Rhodes:* 2020-04 Cathy Carmino 91 Higgins Ave 6ft fence variance, Vice Chairman Kunkel motioned to approve 2<sup>nd</sup> by Member Saunders and roll call was called upon; Vice Chairman Kunkel, Member Saunders; Ayes, Mayor Weaver, Member Lofland, Member Armbruster; Abstain

*Solicitor Rhodes:* 2020-06 Reyes 119 Silver Lake Ave variance 6ft fence, Vice Chairman Kunkel motioned to approve 2<sup>nd</sup> by Member Lofland and roll call was called upon; Vice Chairman Kunkel. Member Lofland, Member Saunders; Ayes, Mayor Weaver, Member Armbruster; abstain

*Solicitor Rhodes:* Resolution 2020-07 Mia West 24 Erial Rd fence variance 6ft fence. Vice Chairman Kunkel motioned to approve 2<sup>nd</sup> by Member Saunders, and motion was called upon roll; Vice Chairman Kunkel, Member Saunders; Ayes, Mayor Weaver, Member Armbruster, Member Lofland; Abstain

*Solicitor Rhodes:* Resolution 2020-08 James Killmeyer use variance for duplex 12 Atlantic Ave, this application came before us October 8<sup>th</sup>, Vice Chairman Kunkel motioned to approve 2<sup>nd</sup> by Member Lofland, and motion was carried upon roll call; Vice Chairman Kunkel, Member Lofland, Member Saunders; Ayes, Mayor Weaver, Member Armbruster; Abstain

*Solicitor Rhodes:* That concludes the Resolutions all of them have been approved, we can move on to any other business Vice Chairman Kunkel

*Vice Chairman Kunkel:* Ok we have a mercantile for Iglesia Arca De Salvacion Pastor Johnny Santiago 328 White Horse Pike Unit L. Can you please explain what your facility is?

*Pastor Johnny:* It is actually a church and other services

*Vice Chairman Kunkel:* I have the application and it states a banquet hall. I have a report from the Fire Marshalls office that they went out there and you were starting to conduct Church services, and it wasn't an application for that, I don't have anything else on this application except for a banquet hall.

*Pastor Johnny:* I spoke with Miles and John and we don't want it to be a banquet hall, we are not in it to make money for gain it is a non-profit. We just want it to be a church, I will correct the application.

*Miles Dumbleton:* Ed if you are referring to the report, I wrote that report, all the information on the application is the same except for the type of business. So the report at the time of the incident, he would have to resubmit an application, but I the Board doesn't see a problem in it we can keep going.

*Vice Chairman Kunkel:* Do you a problem with this Pete?

*Solicitor Rhodes:* Is there a zoning issue with this?

*Miles Dumbleton:* No, you are allowed to have a church in a B-2 zone.

*Solicitor Rhodes:* Ok, so I think you can continue with the application, it should be administratively amended to say that it's a church, Mr. Santiago you need to tell us your hours of operation? What you intend to do there? Is it just strictly for church services, are you going o have child care? After hours operation, what's going on?

*Pastor Johnny:* I am a professor of theology, I have a bible college I do on Monday nights, it's a non-profit college, Tuesday nights we have our normal church bible study in the evening, Wednesday nights I have a professor in piano so we give lessons. All this goes right back into the church to keep in running.

*Solicitor Rhodes:* So, what would be your hours of operation?

*Pastor Johnny:* I would say from 8am to probably around 10pm, it depends on the students and classes.

*Vice Chairman Kunkel:* Let's go 7 days a week to cover it all is that what you want to do? Ok so change that on the application that this church wants to function Monday through Sunday from 8am-10pm is that correct?

*Pastor Johnny:* Yes

*Vice Chairman Kunkel:* How is the parking out there? Do you have sufficient parking?

*Pastor Johnny:* Yes, there is plenty of parking

*Vice Chairman Kunkel:* Are you planning on putting any signage up?

*Pastor Johnny:* Yes, there was a sign at the old church we are going to use that and just put are name on it.

*Vice Chairman Kunkel:* Are you going to have any employees besides yourself? How about the trash, how will you remove trash?

*Pastor Johnny:* No employees everyone here is volunteer, there are 4 other members of the Board but we all work voluntarily. There is a dumpster in the back, I been trying to call the number on it, with no luck but the people that run the mini mart gave me a number to who they use and I will be getting a dumpster from them.

*Vice Chairman Kunkel:* When you plan on having some night services, do you have proper lighting out there for people in the parking lot to the building?

*Pastor Johnny:* Yes, there is very good lighting out there at night

*Vice Chairman Kunkel:* Any other questions from Board Members?

*Member Lofland:* On the application, it states type of products sold, it says hall rental, is that still going to happen?

*Pastor Johnny:* No, we put that on there in case someone wanted to get married in the church. We are not charging anyone for the services, they can leave a donation to the church if they want to. We are not renting it out for parties, we just do the ceremony, if they want to next door is a banquet hall they can rent from her.

*Vice Chairman Kunkel:* Ok, you don't have a kitchen inside the church?

*Pastor Johnny:* No

*Member Armbruster:* Did the Fire Marshalls office set an occupancy load yet? And the only thing I have to say to the Board, not just this particular business but the entire complex there, the application we approved a month ago for the woman next door to have the banquet facility. We do have to look at all of these types of uses, that go in there that are occupied, it could all happen at the same time, what would the parking situation look like. Although it is a large parking lot, if she had the 40 people she as approved for, so those spots could fill up fast.

*Miles Dumbleton:* There are only 80 spots there.

*Member Armbruster:* So, we have to watch with caution in the future what we do there, to approve but I don't think we are at that point yet.

*Member Kuns:* Announced to Miles that he made it in to the meeting at 1943hrs

*Vice Chairman Kunkel:* Miles I don't see a signature from the Police department has that been taken care of?

*Miles Dumbleton:* I spoke with the Chief and Det Worrick has the information for the background check we are just waiting on it to come back

*Vice Chairman Kunkel:* Ok, they didn't see any problem with that?

*Miles Dumbleton:* No

*Vice Chairman Kunkel:* Ok can we get a motion to approve this application? Member Armbruster motioned to approve 2<sup>nd</sup> by Mayor Weaver on the outcome of the background check, and motion was carried upon the call of roll; Vice Chairman Kunkel, Mayor Weaver, Member Armbruster, Member Lofland, Member Saunders; Ayes

*Vice Chairman Kunkel:* Moving on, is the applicant for Platinum resale Boutique here?

*Gloria Tally:* Hello I am here

*Vice Chairman Kunkel:* Can you state your name? Could you tell us what this establishment is going to be?

*Gloria Tally:* It is a clothing resale boutique, along with accessories

*Vice Chairman Kunkel:* I see you had a mercantile license from Pine Hill? So, you are moving business to Clementon?

*Gloria Tally:* Yes, I am a senior citizen and everyone moved out, and I didn't want to be there by myself.

*Vice Chairman Kunkel:* What are the days and hours of your operation?

*Gloria Tally:* Sunday through Tuesday primarily closed, unless someone has appointment but Wednesday through Saturday 11am-6pm.

*Vice Chairman Kunkel:* How many employees are you going to have? Is there sufficient parking for your customers?

*Gloria Tally:* No employees sometimes my daughter comes and helps out voluntarily, there is plenty of parking, it is at the Clementon Park Plaza so there are a lot of spaces.

*Vice Chairman Kunkel:* Did you decide for trash removal?

*Gloria Tally:* I don't have a lot of trash and what I do I take with me

*Vice Chairman Kunkel:* Any questions from the Board Members? Pete? Hearing none can I get a motion to approve this application? A computer audio problem prevented hearing 1<sup>st</sup> motion 2<sup>nd</sup> by Mayor Weaver and roll call was called upon;

Chairman Feldman joined the meeting, Vice Chairman Kunkel, Mayor Weaver, Member Armbruster, Member Lofland, Member Kuns, Member Saunders; Ayes

*Vice Chairman Kunkel:* Joe you want to take over since you are in?

*Chairman Feldman:* No, you can continue on you are doing just fine.

*Vice Chairman Kunkel:* In the paperwork we received is also the 2021 meeting schedule. Did everyone get a copy?

Yes, replied

*Vice Chairman Kunkel:* Miles you have anything to add?

*Miles Dumbleton:* No, just as long as everyone agrees

*Vice Chairman Kunkel:* Can we have a motion to approve the meeting schedule for 2021? Mayor Weaver motioned to approve 2<sup>nd</sup> by Member Armbruster, and roll call was called upon; Chairman Feldman, Vice Chairman Kunkel, Mayor Weaver, Member Armbruster, Member Lofland, Member Kuns, Member Saunders; Ayes

*Member Armbruster:* Do we have a code Enforcement/ Zoning report?

*Miles Dumbleton:* The only thing I have is 74 Erial Rd Extreme Auto, I have to issue tickets to that gentleman, he did not remove all the cars off the property in regard to my violation notice. That is all I have

*Member Armbruster:* Miles, in reference to Gambale's the wood business.

*Miles Dumbleton:* Like I told you before that has been transferred to Pine Hill Court, has merged with Somerdale and our prosecutor is not a prosecutor in Somerdale but is in Stratford so we are trying to get it moved over there. I am glad you brought that up Mark, more piles of dirt seem to be getting added there on that one side and it is definitely in that 300ft wetlands buffer zone, so that is another issue to tack onto that.

*Chairman Feldman:* I think its only 50 ft. Pinelands around here the buffer zone is 50ft.

*Member Armbruster:* I think the only area in Clementon with 300ft is Rowands Pond.

*Member Saunders:* Hey Miles, that structure that went up at the garden center is that on a foundation or can that be moved?

*Miles Dumbleton:* This is news to me I will look into that Gary.

Member Armbruster motioned to adjourn 2<sup>nd</sup> by Mayor Weaver and all in favor