

Borough of Clementon

Planning/Zoning Board

April 11, 2019 Meeting Minutes

The April 11, 2019 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, Vice Chairman Kunkel , Sec. McKelvey , Member Armbruster, Member Lofland, Member Kuns, Member Saunders, were present. Solicitor Rhodes, Churchill Engineers Bill, Member Naurath, Mayor Weaver were Absent.

**Chairman Feldman:** We have the appropriate amount of people to approve anything on the agenda. We have the approval of January and February's minutes I presume everyone received and reviewed them. Can I get a motion for approval?

**Member Lofland:** can we do them separate since I need to Abstain to Februarys minutes?

**Chairman Feldman :** Can I get a motion to Approve January's minutes?

Vice Chairman Kunkel motioned to approve followed by Member Lofland 2<sup>nd</sup> and motion was carried out

Roll Call: Chairman Feldman, Vice Chair Kunkel, Sec. MsKelvey, Member Armbruster, Member Lofland, Member Saunders motioned YES, Member Kuns , Abstain

**Chairman Feldman:** Ok a motion to approve February's minutes?

Vice Chairman Kunkel motioned to approve February 14, 2019 minutes, Sec. McKelvey 2<sup>nd</sup> the motion and motion was carried out roll call: Chairman Feldman, Vice Chair Kunkel, Sec. McKelvy, Member Saunders motioned YES, Member Armbruster, Member Lofland, Member Kuns abstain.

Mercantile Application Michael Sarlo: Atlantic Discount Monument

**Michael Sarlo:** 2736 Union Ave Pennsauken NJ addressing the board to open up a business on the WHP and Brand Ave. It is a granite headstone and monument shop along with other cemetery products. Put out a display for sale, meaning head stones. Has another business in Pennsauken the last 5 years. Gave some of his background. Has an illuminated sign just want to put new faces on it. Keep the sign the same dimensions. Asking to put 23 stones in the front of building.

**Chairman Feldman:** will it interfere with the parking spots? Mr Sarlo: No it will not discussion went on regarding the in and out of the parking lot. Not expecting to have multiple people at one time.

Hours of operations is 6 days closed on Sundays no other employees, 4 parking spots building is 20x20 .

Will not be working on the monuments on site, will be a sales office work is complete at another location.

**Member Armbruster:** Are you affiliated with any funeral homes?

**Mr Sarlo:** No partnerships with funeral homes.

**Chairman Feldman:** I think you should meet with Miles to make sure your display don't interfere with the site triangle coming down Brand Ave.

**Mr Sarlo:** The building is set back far enough there is not interference with site from Brand Ave. If I did 2 rows it will only come back 4 ft. The building sits back 30 ft from curb.

**Vice Chairman Kunkel:** During the winter operation months while in operation do you have sufficient lighting out there at that business when people pull up?

**Mr Sarlo:** The business will be closed at 5pm but the sign will be lit. I have no idea what is on the outside of the building at this time.

**Member Armbruster:** As I remember there is an awful lot of street lighting at that intersection.

**Mr Sarlo:** And the billboard is lit up that's why I wanted it. It's an eye catcher.

**Chairman Feldman:** Is there any more questions or comments from the board members?

NONE

Member Armbruster motioned to approve mercantile 2<sup>nd</sup> by Vice Chair Kunkel and motion was carried out. Chairman Feldman, Vice Chair Kunkel, Sec McKelvy, Member Armbruster, Member Lofland, Member Kuns, Member Saunders.

It will go to council next week for approval.

Mercantile Application: Dustin Rebecca- 13<sup>th</sup> Dimension Tattoo

16 W Linden Ave Lindenwold would like to operate a tattoo shop across street at closed down shop. Had a shop in Williamstown for about a year. Handed health certificate and license to the Board. 15 years' experience, took off a few years when he had 2 children. Been, a stay at home dad for 8 years. I grew up around here.

**Member Armbruster:** How many artists to you plan to have work out of there?

**Dustin:** Eventually, I would like to keep it small maybe 1 or 2. It's hard to find good help and I am a family man. I have family hours, will not do any work on a minor I don't do body piercings. Most of my clients are Union guys, they work all week want to get in after work or on weekends. I will not have late hours.

**Member Armbruster:** You mean you aren't doing dermals or stuff like that?

**Dustin:** I am trained body piercer, and, NJ recognizes my license but I do not plan on doing any piercings in the shop. Now if that changes for some reason I don't know but as of now I will not have it at all.

**Member Armbruster:** Just asking cause on the application is states tattooing, art gallery and piercing.

**Dustin:** I felt it was safe to put it all on there, to cover my entire basis at first but after some thought.

**Vice Chairman Kunkel:** Hours of operation are Wednesday through Sunday? Are you ever thinking about opening Monday and Tuesday? If you decide you will have to come before the board.

**Member Armbruster:** It's pretty standard for a tattoo shop to be closed Monday and Tuesdays.

**Dustin:** It will be my set hours. I did my apprenticeship at Always Tattoos in town. Never had any claims against him, no negative during his career.

**Chairman Feldman:** Will you carry professional liability insurance?

**Dustin:** Yes sir, malpractice of 2 million, aggregate and 1 million per client. The shop is totally disposable, there won't be any contamination, except the needle they go into a sticks container and I have a professional service that comes out and collects for disposal. Quarterly they come to pick up.

**Chairman Feldman :** Need provisions for the needle pick up?

**Dustin:** Yes

**Chairman Feldman:** Are you going to change the signage?

**Dustin:** I will just be changing the one in the window, the vinyl circle, the outside will remain the same. No construction everything is up to code, just cleaning and painting.

**Member Armbruster:** Does the Board of Health have to come in and inspect.

**Dustin:** Yes they do, need proof of insurance, sharps pick up, and everything is up to code. Since it was an existing shop its relatively easy.

**Member Armbruster:** Hours of operation 11-7pm. What if you have a late appointment? I mean in the past we let them operate because of the location till 11pm. Say you want to tattoo a buddy, you aren't allowed to operate after hours of operation stated. To be safe you can amend them now.

**Dustin:** Ok just to be safe say 9a-9p.

**Chairman Feldman:** Ok do I have a motion to approve?

Member Armbruster motioned to approve, 2<sup>nd</sup> by Vice Chairman Kunkel, motion was followed by roll call, Chairman Feldman, Vice Chair Kunkel, Sec McKelvey, Member Armbruster, Member Lofland, Member Kuns, Member Saunders : Yes

Any comments from members? Anything happening in town, Miles replied nothing same, same.

Chairman Feldman asked about the Garden Center if they heard anything, Miles replied no he backed out.

Board talked about Gambale and all the wood that he is cutting. Miles went out to speak to him regarding the business that has no business for garden. Miles stated that he is calling EPA.

Member Armbruster asked about the car dealership on the WHP that the state closed down? Miles explained that they have a court appearance this Tuesday. Armbruster asked if there was a mercantile for the garage there that is still operating an auto shop. Miles does not believe so.

Welcome back Member Kuns

**Kuns:** It's good to be seen.

**Chairman Feldman:** Can I get a motion to adjourn? Armbruster motioned Lofland 2<sup>nd</sup>

Respectfully,

Miles Dumbleton