

**Borough of Clementon
Planning/Zoning Board
Meeting Minutes
August 8, 2019**

The June 13th, 2019, meeting of the Clementon Planning/Zoning Board was called to Order by Chairman Feldman @ 7:05pm.

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 led by Chairman Feldman.

Roll Call: Present Members: Chairman Feldman, Vice-Chairman Kunkel; Secretary McKelvey, Member Armbruster, Member Loftland; Member Kuns; Member Saunders; Solicitor Rhodes; Churchill Engineer Bill Fleming all present; Member Naurath and Mayor Weaver were absent.

Approval of the Minutes for June 19th Special Meeting Minutes, Giambri's Candy Minor Site Plan. Vice-Chairman Kunkel motioned to approve; Member Armbruster seconded. Roll call all members were in favor.

Mercantile Application – Dominican Hairstyle – Digna R. Garcia and Sandra Navarro. Digna has had business of same kind in Somerdale, Lindenwold and Camden. Applicant will be there full-time and part-time in others. Monday thru Saturday, 9 a.m. to 6 p.m. Put on application to make official. Three (3) employees at location. They will be driving and there at the same time. Two live in the area.

A sign – yes for business. Restriction is 42 square feet. Trash removal will be taken by applicant and disposed of until she figures it out and how much accumulated.

Vice- Chairman Kunkel: Where are vehicles gonna be parking?

Digna (applicant): There is parking in the rear with permission from owner of the property.

(Miles Dumbleton – Open lot).

Member Armbruster: Need a designated handicapped spot.

Digna: Working by appointment only and we'll have handicapped spot designated.

(Chairman Feldman: Asked Miles if check lot).

Miles Dumbleton: Yes, I did check.

Vice-Chairman Kunkel: Light fixtures outside and alley way?

Digna: If need be we'll place lights front, side and back. Make it safe for clients.

Vice-Chairman Kunkel – Will hazardous materials be stored on site? Deliveries to property?

Digna: No, it will be a delivery to business in van.

Vice-Chairman Kunkel: Proper licensing for business?

Digna: Yes.

(Member Kuns asked her license number and Digna provided on application after asked)

Vice-Chairman Kunkel: So you are going to change inside? You have to get permits and separate water and electric at owner's expense according to application?

Digna: Correct.

Chairman Feldman: Gentleman, Lady, anything else? Solicitor?

Solicitor Rhodes: No questions from me.

Chairman Feldman: *(To Miles)* – make sure when this is complete there is ADA parking and sufficient parking and lighting for when days get shorter. With that as part of application motion to approve? *(Vice-Chairman Kunkel motioned to approve and seconded by Member Loftland and motion was carried out with roll call. All in favor with Mayor Weaver and Member Naurath absent).*

Chairman Feldman advised it goes to Council for approval August 20th.

Mercantile application for Clementon Garden Center; Guy Speckman.

Guy Speckman: Trying to open a garden center that was once a garden center at 197 Blackwood-Clementon Road; 185 is the house which is not included in this plan.

Chairman Feldman: The proposed building on site plan is no longer?

Guy Speckman: No, that's no longer in the plans.

Chairman Feldman: Can you be a little more specific of what you are doing here?

Guy Speckman: The garden center will hopefully flourish during the year with fall mums and Christmas Trees, top soil, mulch, wood chips, variety of landscaping apparatus. Retail business.

Chairman Feldman: Is that your heavy equipment out there? Backhoe, is that going to stay there on a full-time basis?

Guy Speckman: Yes, to move product out; mulch, topsoil, you need a backhoe.

Chairman Feldman: What other heavy equipment will you have on site?

Guy Speckman: I have a backhoe and a yard loader, three (3) rubber tire machine.

Chairman Feldman: Will it be out of view from public highway?

Guy Speckman: I can make it out of view.

(Chairman Feldman Read B-1 District uses and stated he felt it would distract the vibrancy of that area)

Guy Speckman: I plan on making property attractive it hasn't been used in years, it's a disarray.

(Member Armbruster Questioned about Quality Landscaping that's in a B-1 and use for same purpose).

Chairman Feldman: Okay.

Member Armbruster: When you were here prior you talked about the big balled trees and shrubs. Is that still a nitch you'd like to fill in the area?

Guy Speckman: It's not really an issue at this time.

Member Armbruster: So you will be running business similar to Magnolia Gardens, Quality and Damby's?

Guy Speckman: Correct.

Member Armbruster: You will have bins for stone, mulch, topsoil, backhoes to load, rubber tire loader. I see there is a building on plans you plan to sell plants in there.

Guy Speckman: It's a shade building so plants don't burn up from sun. Well-constructed and I plan on utilizing that also.

(Chairman Feldman was referring to plans asked about on area to right that is where bins bill be and as to what will be used to separate bins).

Guy Speckman: That's correct. There is already a left concrete wall there. Using concrete blocks two (2) feet by six (6) feet.

Member Loftland: Would you be open year round?

Guy Speckman: Most garden centers are open all year except January and February.

Member Saunders: There's a drop-off in rear of building. Nothing is going to be dumped there is it? No excess waste?

Guy Speckman: No, there is a six (6) foot fence around whole property.

Member Armbruster: Would you be opposed, that if this is approved, with a stipulation that if the equipment isn't being used, to park it in rear of property?

Guy Speckman: That wouldn't bother me.

Vice-Chairman Kunkel: How many employees do you expect to have at one time? How about parking for them?

Guy Speckman: When we are busy, seven (7) or eight (8), right now four (4) or five (5) tops, two part-timers and three full-timers. If you see the parking designated, if there is a space available, I will let them park there.

Chairman Feldman: The curbing on here and retention basin? Elevation go to basin?

Guy Speckman: The curbing is no longer in the plans and the retention basin is there. Yes, the elevation goes towards basin.

Vice-Chairman Kunkel: What about your waste? You going to have a dumpster there?

Guy Speckman: Yes, dumpster there full-time.

Chairman Feldman (*Read uses for area*) How long was garden center there?

Guy Speckman: A few years, from what I understand.

(Chairman Feldman asked audience when Garden Center was there and how long).

(Mrs. Drinkwater explained the property and why everything was there but had no idea when it operated. She would have to look in her records)

(Son of Mrs. Drinkwater chimed in to state possible 1988 the bins were built for top soil, mulch at that time).

(Member Armbruster made a comment about the business being in retail. They are selling not growing or producing. There is something wrong in this town if we cannot bring retail business into this town when it was the same use previously. For last 15-20 years it's been vacant).

Vice-Chairman Kunkel: The one thing we didn't discuss is handicap parking and lighting in there, and signage.

Guy Speckman: Yes, there is an existing sign we'll be using.

Member Kuns: That basin. Does it drain regularly? Or is stagnant water in it.

Guy Speckman: No, it drains, it's bone dry.

Chairman Feldman (*Opened up to public for comments*). Mrs. Drinkwater for the record could you kindly identify yourself?

MaryAnn Drinkwater
15 S. Elmwood Road
Marlton, New Jersey 08053

Chairman Feldman: Bring back to the board.

(Member Armbruster made a motion to approve with provision that when equipment is not in use it is to be parked in rear of building. Vice-Chairman Kunkel: Seconded and motion was call upon roll call. Chairman Feldman, Vice-Chairman Kunkel, Secretary McKelvey, Member Loftland, Member Kuns, Member Armbruster, Member Saunders, all ayes. Members Naurath and Mayor Weaver were absent).

Chairman Feldman: Any reports from Zoning Officer?

Miles Dumbleton: There's not too much. I issued some summonses; 226 Berlin Road illegally made a duplex in a one (1) family residential area.

(Member Armbruster asked about Junes meeting and quadplex next to Giambri's and if it was legal).

Mark Armbruster: I advised construction official he was the one to say go ahead issue the tickets.

Member Saunders: Any bank contact with 47 Birch? I checked it out further. It is empty. Cars there.

Miles Dumbleton: Okay. Possible squatters.

(Solicitor Rhodes read Resolution for Giambri's Candy) (included).

Roll Call: All in favor. *(Absent Mayor Weaver and Member Naurath).*

Meeting adjourned at 7:48 p.m.