

Borough of Clementon

Planning & Zoning Board

February 14th, 2019 Meeting Minutes

The February 14th, 2019, meeting of the Clementon Planning & Zoning Board was called to order by Chairman Joseph 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.

Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Saunders, Member Naurath, Solicitor Rhodes and Engineer Fleming were present. Mayor Weaver, Member Armbruster, Member Lofland and Member Kuns were absent.

Approval of Minutes: One note for edit in the November 8th, 2018 meeting minutes was made by V.C. Kunkel. Correction was made. Member Saunders made a motion to approve the November 8th, 2018 meeting minutes, seconded by Secretary McKelvey. Ayes: Feldman; McKelvey; Saunders; Naurath. Abstentions: Kunkel. A motion was made to approve the December 13th, 2018 meeting minutes by V.C. Kunkel, seconded by Sec. McKelvey. Ayes: Kunkel; McKelvey; Saunders. Abstentions: Feldman; Naurath.

New Business: V.C. Kunkel presented a summary upon his review of the proposal for professional services for, Planning & Zoning Board Engineer, made by Bach Associates (summary attached). In conclusion of the summary, V.C. Kunkel made a motion reappointing Churchill Engineer, Bill Fleming for Planning & Zoning Board Engineer, seconded by Member Saunders. Ayes: Feldman; Kunkel; McKelvey; Saunders; Naurath. Chairman Feldman opened the floor to applicants Theodore Wilkinson, "Ted," ARH Associates, and Daniel Jankovits, "Dan," Clementon Lake & Splash World General Manager. Both applicants presented the site plan application and answered questions from the board members. The site plan application requested five new attractions be added within the amusement park. The board, Ted and Dan discussed the site plan in great depth. After thorough review of the site plan application and no further questions needing answers, the board's decision was a conditional approval. The applicants needed to comply with any recommendations made by the Planning & Zoning Board Engineer, obtain necessary outside approvals prior to work, ensure the new rides be positioned as displayed on Exhibit 2 of the site plan, install trash racks on all storm drain outlets and obtain soil erosion permits before any work begins. Once the conditions are completed, full approval of the application will be given. Vice Chairman Kunkel made a motion to conditionally approve the site plan application, seconded by Secretary McKelvey. Ayes: Feldman; Kunkel; McKelvey; Saunders; Naurath.

Adjournment: A motion to adjourn was made by V.C. Kunkel and seconded by Member Naurath. None opposed.

Borough of Clementon

Planning & Zoning Board

January 17th, 2019 Meeting Minutes

The January 17th, 2019, meeting of the Clementon Planning & Zoning Board was called to order by Chairman Joseph 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.

Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Armbruster, Member Lofland, Member Saunders and Solicitor Rhodes were all present. Mayor Weaver, Member Kuns, Member Naurath and Churchill Engineer Bill Fleming were absent.

New Business: Planning & Zoning Board 2019 Reorganization meeting. Chairman Feldman presented to the board members in attendance, that the positions of board chairman, vice chairman, secretary and solicitor from 2018, would be reappointed for 2019, excluding the board engineer. Chairman Feldman asked for a motion. A motion to reappoint the 2018 positions for 2019, excluding the board engineer, was made by Member Saunders and seconded by Member Lofland. Ayes: Feldman; Kunkel; McKelvey; Armbruster; Lofland ; Saunders.

The appointment of the board engineer was postponed until the following Planning & Zoning Board meeting, February 14th, 2019. This allowed members adequate time to review the proposal made by Bach Associates, for the position of Planning & Zoning Board Engineer. The proposal from Bach Assoc. had been given to the board at the beginning of this meeting.

Adjournment: Member Armbruster made a motion to adjourn; seconded by Member Saunders. None opposed.