

Borough of Clementon

Planning/Zoning Board

July 11, 2019 Meeting Minutes

The July 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, Mayor Weaver, Member Kuns, Member Saunders, Member Naurath were present. Solicitor Rhodes, Churchhill Engineer Bill Fleming, Member Armbruster, Member Lofland, Zoning Ofc Dumbelton were absent.

Chairman Feldman: We have enough members to have a quorum. I understand we have June 13, 2019 minutes to approve? I assume everyone has read over them? Can I get a motion to approve? Vice Chairman Kunkel motioned to approve followed by a second from Member Naurath, a roll call followed;

Vice Chairman Kunkel, Chairman Feldman, Sec. McKelvey, Member Saunders, Member Naurath; Ayes, Mayor Weaver, Memmber Kuns; Abstain, Members Armbruster, Member Lofland; Absent

New Business: Chairman Feldman was on mailing list for Variance on the Agenda. He excused himself and became a member of the audience. Vice Chairman Kunkel proceeded with meeting.

Vice Chairman Kunkel: Variance 58 Albertson Ave, James Kennealy. James, come forward

Solicitor Rhodes swore James in before the board. James agreed absolutely.

Vice Chairman Kunkel: You are coming before the board because you want to install a 6ft fence around a portion of your property? Explain why? I know we have a letter but put it on record.

James Kennealy: Yes Sir, for privacy and protection. I live across street from the new playground, which is getting a lot of action. I had a break in, and I have six children. I would like to keep them safe. I'm not pushing back to street just to my property.

Vice Chairman Kunkel: So you will have a gate on this side (points to map) and another on opposite side? And you want to come back 40ft off street. How about rest of property?

James Kennealy: I am working it out with neighbor; she would like a view of the park still. The rest of the yard will be open. Just back of house, to rear of property.

Vice Chairman Kunkel: What type of fence are you proposing?

James Kennealy: 6ft vinyl fence

Solicitor Rhodes: Solid or Slated?

James Hennealy: Similar to the one I have in back now. Will be solid

Vice Chairman Kunkel: You properly advertised this?

James Kennealy: Yes, I turned in 3 late certified mail pieces.

Solicitor Rhodes: You have affidavit from the Courier Post?

James Kennealy: Yes sir, I do

Mayor Weaver: So Jim the fence is 6ft high and would you say 8ft wide? How many sections between your house and garage?

James Kennealy: Yes, and I'd say 3 or 4 at the most

Mayor Weaver: With a gate? And, how about the other side?

James Kennealy: Yes with a gate and 4 or 5 at the most for the other side with gate.

Vice Chairman Kunkel: Anybody else on the board have questions? Anybody in audience, here for this matter?

Chairman Feldman from the audience Point Breeze Ave states he thinks the applicant is justified, believes it to be the truth and for reasons he stated.

Vice Chairman Kunkel: No further questions make a motion to approve variance for 58 Albertson Ave James Kennealy for 6ft fence. Member Naurath motioned to approve, 2nd by Member Kuns, and roll call was called, Vice Chairman Kunkel, Sec. McKelvey, Mayor Weaver, Member Saunders, Member Kuns, Member Naurath; Ayes, Chairman Feldman; Abstain

Solicitor Rhodes went on to explain to James it has to be approved at the next council meeting. He can start however, there is a 45 day appeal process which Solicitor Rhodes explained.

No Old Business to discuss

Mayor Weaver: Gave some information on some new business in town. Clementon received a DOT Grant to widen road on Lake Ave. Two vehicles will now be able to go side by side down street. We have all approvals. No poles moving, just grading property.

Barry Ave storm water

Cherry Lane being taken care of

Washington Ave storm water main broke. State of NJ was out, they will be doing all repairs to replace it between Spring Lake and Silver Lake.

Went into talking about the widening of the WHP and went into discussion with Engineer to get his opinion.

Chairman Feldman: Any more questions? Hearing none can I have a motion to adjourn? Vice Chair motioned, Chair second all in agreement.