

Borough of Clementon

Planning/Zoning Board

October 10, 2019 Meeting Minutes

The October 10, 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, Member Armbruster, Member Lofland , Member Kuns; Present. Secretary McKelvey, Mayor Weaver, Member Saunders, Member Naurath, Churchill Engineer Bill Fleming, Solicitor Rhodes; Absent

Chairman Feldman states that we do have enough members for a quorum.

Member Lofland: Had a question regarding the council approval for the fence variance, regarding the July's minutes. It was what the Solicitor stated in the recording they will be revised and corrected.

Vice Chairman Kunkle motioned to approve the July 11, 2019 Meeting minutes second by Member Kuns and motion was carried out by roll call: Vice Chairman Kunkel, Member Kuns; Approve, Chairman Feldman, Member Armbruster, Member Lofland; Abstain

Chairman Feldman reports there is no old business, or new business zoning issues?

Member Kuns: *I have some old business under the Municipal Excess Liability Joint insurance if you go to 548 it states at the beginning of each meeting in addition to the opening Public meetings act, there should be a statement to affect that, this meeting is a judicial proceeding, any questions or comments should be limited to issues that are relevant to what the board may legally consider to reach a decision and according to judicial hearing must be maintained at all times....I think we should add that to our opening statement. I think the Borough should have an Ordinance pertaining to this to protect us*

Chairman Feldman: *If I could have a copy of that document I will review this. I will review and see what it says and make a decision. If it is an Ordinance involved Council will have to do that.*

Miles Dumbelton: *I don't have that last page I will contact Pete.*

Member Kuns: *That's all I have*

Vice chairman Kunkel: *I am about two thirds into reviewing it, it is a lot of information.*

Chairman Feldman: *So it is worth reviewing*

Vice Chairman Kunkel: *Yes, definitely*

Vice Chairman Kunkel: Have you heard anything regarding Clementon Park?

Member Armbruster: Nothing official at this time, that they are closed looking for buyers.

Chairman Feldman: Are they up on their taxes

Member Armbruster: They are caught up on everything, even when doors were closed they are still paying

Vice Chairman Kunkel: I heard they have a few other amusement parks for sale also

Member Armbruster: There is about 16 in the corporation and they have a few parks they are keeping open and closing a few and letting them default, the problem I have with that, are they going to maintain their property, my understanding from hearsay the bank could take ownership by the end of the year they are that close to defaulting, and if that is the case the bank isn't going to pay anything due on it cause they will lose it but are they going to maintain the property they own the lake and the dam.

Vice chairman Kunkel: You have to maintain security on that property also to keep people from coming in there.

Member Kuns: Is the bank going to start selling off the rides?

Member Armbruster: My thought is if they do anything sell the rides to park people and remove them out of there, the only thing left is the water park, I could possibly see in the future it opening up as a water park, and amusement on a smaller scale, and selling a bunch of the property off.

Vice Chairman Kunkel: And when is the project on Berlin Rd going to come to an end

Member Armbruster: Very soon

Chairman Feldman: Did you inquire about why they closed the entrance?

Member Armbruster: It had to be so many feet away from intersection

Miles Dumbleton: What is it that you would like to see, if someone calls inquiring about the purchase of the park? Obviously they would have to submit plans and variances, what would anyone like to see?

Member Armbruster: I will look for the study they did on property 2003-2005 what would be best suited there, and would generate the most revenue. Actually one of the highest revenue was waterfront condos, but would be a hardship on the schools. We can do a pilot program...and went on to explain the program and what they did with Leewood.

Chairman Feldman: The school will get their money either way, what about Fink with Leewood

Member Armbruster: According to Mayor Weaver he had a meeting with Michael Fink that he was going to start up construction again. He has a finance company in place. And Mayor Weaver stated they agreed to meet on a monthly basis to keep up on progress

Member Lofland: yes, Forest Ave, are we having a used car lot?

Miles Dumbelton: I stopped there yesterday, told them the cars that were parked on the sidewalk have to be removed.

Member Armbruster: I thought we limited the spots that they could have?

Miles Dumbelton: I remember the U-Haul situation 2 or 3 in ex amount of feet, but now I notice a collection of cars piled up.

Member Armbruster: He has 3 permitted uses there at this time, the U-Haul, the car repair, and the retail.

Member Lofland: Are the cars there for the auto repair place or the gas station, I was just wondering

Miles Dumbelton: I talked to an employee inside, but didn't find out if they were from auto repair shop.

Member Armbruster: And what is the deal with Gambali's and the piles of wood stocked up?

Miles Dumbelton: The environmental was informed as to where the wood is coming from, when he filled out Mercantile at the beginning of this year, he stated he always did it, landscaping and stuff like that.

Member Armbruster: This just started a few years back

Miles Dumbelton: it always been stone and concrete, he stated you guys allowed a used car lot, it's his sons business

Vice Chairman Kunkel: What is he going to do with the wood? I didn't see any signs that he is selling it

Sell it * in unison

Miles Dumbelton: He added it to his Mercantile for 2019 landscaping, he stated it's always been that way, I pulled every mercantile and it was never on there.

Member Kuns: What does split firewood have to do with landscaping?

Member Armbruster: Lanscaping is a retail business

Miles Dumbelton: It is not zoned for retail B1

Chairman Feldman: I am sure it is not aloud.

Miles Dumbelton: They were on the agenda last year for this business but never showed up

Chairman Feldman: So they chose to ignore something they knew they had to come before the board for

Miles Dumbelton: Correct, he still all those cars in the fence area too

Chairman Feldman: there are a number of factors unsightly rodents, and have no idea where that wood is coming from, anything else

Lynne Lofland motioned to adjourn with Vice Chairman Kunkel 2nd all is favor

Meeting dismissed @ 1913hrs