

Borough of Clementon

Planning/Zoning Board

September 10, 2020 Meeting Minutes

The September 10, 2020 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, Secretary McKelvey, Mayor Weaver, Member Armbruster, Member Kuns, Bach Engineer Anthony DiRosa, Solicitor Rhodes; Present, Member Lofland, Member Saunders, Member Naurath; Absent

Chairman Feldman asked if all members went over the minutes of the August 13, 2020 meeting. Hearing no questions or concerns asked for a motion to approve; Member Armbruster motioned to approve seconded by Secretary McKelvey and roll call was called: Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Armbruster, Member Kuns; Ayes, Mayor Weaver, Member Shover; Abstain

Old Business 12 Atlantic Ave duplex will be postponed till October meeting when we have a full Board. Will be using same advertisement, for the record will not have to re advertise.

Chairman Feldman: Is there anyone hear regarding this application? If so this will be your notice that the meeting will be postponed till October 8th meeting.

91 Higgins Ave Cathy Carmino Fence variance

Cathy Carmino: Around my property I have a damaged 5ft chain link fence a tree falling on back fence. Would like to put up a 6ft privacy fence. I have wet lands behind me, no one takes care of the area and it looks horrible. I have sent in all the notifications I received back.

Solicitor Rhodes: Are you saying that the chain link fence only runs along side the left side of the property?

Cathy: Yes, end of house straight back a foot between chain-link and property line. The new fence will go exactly where chain link is.

Vice Chairman Kunkel: So, the installers of new fence are going to take down the chain link? Front of house right of side the chain link fence is are you going to move that or keep it in same spot?

Cathy Carmino: We are putting fence exactly where the chain link is now. It doesn't interfere with anyone's vision.

Vice Chairman Kunkel: The gate going to be where the shed is?

Cathy Carmino: It is about 6ft from shed, that is where gate is going to be 6ft wide

Vice Chairman Kunkel: On your diagram you have a double gate at the driveway, will that still be there?

Cathy Carmino: Yes, it will its 12 ft wide

Vice Chairman Kunkel: The wooden fence on the left-hand side which is your neighbors are you going to butt up against it?

Cathy Carmino: yes, we will be butting up with the post

Member Armbruster: If you look at the last page and the survey it looks to me that the wooden stockade fence is actually on your property.

Cathy Carmino: It has been there since I moved in. I don't want to move it.

Vice Chairman Kunkel: She will be attaching there and at the driveway, so your reasoning is because the chain link is damaged and it doesn't look good?

Cathy Carmino: Well its damaged and I would like to make my property look nice with the wetlands behind the critters and to unkempt conditions. And to have privacy from all neighbors.

Chairman Feldman: What is the reasoning for the privacy fence on the right side of the house?

Cathy Carmino: Well, we like our neighbor a lot, but we can't even step out of our house and have company because they have a dog that constantly barks at us. This way he won't be able to see us. I want to make my yard more appealing and keep the value of the home.

Vice Chairman Kunkel: On the right-hand side of the survey it shows a pool, Is that still there?

Cathy Carmino: That's my neighbors pool, I don't have a pool, the shed is the only thing in the back yard and a swing set, to the right of the gate looking out back door.

Chairman Feldman: Any additional questions for this applicant? Hearing none, can we get a motion to approve? Vice Chairman Kunkel motioned to approve 2nd by Secretary McKelvey, and roll call was called upon: Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Kuns, Member Shover; Mayor Weaver, Member Armbruster; Abstain

Solicitor Rhodes: explained to applicant about the 45-day appeal.

Next on the Agenda 14 Jerome Terrace Wayne Vanderpool Jr fence variance

Chairman Feldman: What can we do for you this evening?

Wayne Vanderpool: We are here to request a variance for a 6ft privacy fence on our property. We are new to the community and we have noticed a lot of joggers, runners that come by, stray animals. We want a 6ft fence for safety I have a 6-year-old. We spoke to the neighbors behind and to the left of us and they are on board with it.

Solicitor Rhodes: You have submitted a few drawings with your application one is of a survey of property. There is a highlighted section I presume is where fence is going? Is that correct?

Wayne Vanderpool: Yes, that is correct

Chairman Feldman: Before we begin I am a little concerned about the notification process. I see a signed notification list, but it doesn't specify what variance is for. Is that the only notifications you have?

Mrs. Vanderpool: Read what they sent out.

Chairman Feldman: Pete is that notification sufficient?

Miles Dumbleton: Chairman are you referring to the notice in paper or what they sent to 200ft list?

Mrs. Vanderpool: We sent out what the Borough sent us and sent 7 out certified mail. Sent the list to Missy.

Solicitor Rhodes: What is the notice you sent by certified mail? Did you give them a copy the ones went door to door, with a drawing?

Mrs. Vanderpool: Read the paper which the Borough gives out as a sample. The people we spoke to we had plan with us and explained the whole plan. We can go back and give them the plans if necessary.

Solicitor Rhodes: I think this is sufficient.

Chairman Feldman: Can we get back to the reason for the fence in question and the exact location it will be?

Wayne Vanderpool: Sure, we plan to enclose the side of patio next to crawl space and up against neighbors' trailer and to other side where there is a 4ft fence already

Solicitor Rhodes: The north easterly side, top right corner of survey bottom property line to the right. I have a highlighted drawing that it is off your property line.

Wayne Vanderpool: We only wanted to come in 3-4 feet to enclose in the crawl space. Then come down towards the back up against the neighbors.

Solicitor Rhodes: My question is what is in between your fence north easterly side you have a huge space there is that grass or trees?

Wayne Vanderpool: It is all grass there and 2 trees we did have trees removed anticipating on a fence. For safety issues we decided not to have fence on property line in that area.

Chairman Feldman: If you can explain why you need a 6ft fence along the southerly side? The Berlin Rd Section why you would need 6ft fence.

Mrs. Vanderpool: For me, I was washing dishes in the kitchen and I seen a guy come from Berlin Rd and cut through my property. Along the rear, to deter people walking through the property. More of a safety and comfort issue.

Vice Chairman Kunkle: The rear of your house the kitchen you have a sliding glass door? So anyone walking by they can look right into the windows.

Mrs. Vanderpool: Yes, I included that in the letter. If we are sitting in dining area eating we can see our neighbors. We have all new patio furniture that we are afraid to put out.

Vice Chairman Kunkel: So, the right side of house where crawl space is you are coming up 6ft? and then connect to rear of property. Is there another fence there to butt up to?

Wayne Vanderpool: It might be shorter just want to fence in crawl space area so no rodents or animals get in. The neighbor has a 4ft fence in the rear to butt up to. The neighbor wants to remove that 4ft fence.

Chairman Feldman: Lot 9 there is a Borough owned lot it has a 5ft easement.

Wayne Vanderpool: I wanted to speak to the Board regarding that lot. Would like to know if it available to purchase.

Chairman Feldman: You will have to get in touch with Zoning officer regarding that.

Mayor Weaver: Where the crawl space is would it be better to put a section say 8ft there that is how they come instead of cutting down the fence to size it would be safe to say that would be a better option.

Chairman Feldman: Any additional comments from the Board or the Professionals? I hear none, is there anyone in the audience regarding this application? Hearing none I will turn back over to the Board for a motion to approve this applicant?

Vice Chairman Kunkel motioned to approve 2nd by Secretary McKelvey and motion was carried out with roll: Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Kuns, Member Shover; Mayor Weaver, Member Armbruster; Abstain

Chairman Feldman: Explained the 45-day appeal

Solicitor Rhodes: I am going to make this Resolution including the possibility of land purchase of that 5ft section so they can attach to existing fence.

Member Kuns: What's the latest on the park?

Miles Dumbleton: Nothing at this time. Haven't heard anything

Chairman Feldman: Mr. Rhodes, Mr. DiRosa, anything on the Auto Zone project.

Solicitor Rhodes: Still waiting to hear. Is Zoom meeting ok for this?

Anthony DiRosa: The 15th at 4pm is what we are shooting for waiting on Steve to get back. I am fine with a zoom meeting. They sent us the plans I can print out and review no reason to meet in person we have the plans.

Chairman Feldman: There is nothing on Storm water management with this.

Anthony DiRosa: When we have the meeting, we can bring that up at that time. I can send email regarding this.

Chairman Feldman asked for a motion to dismiss at 2000hrs

