

Borough of Clementon

Planning/Zoning Board

August 12, 2021 Meeting Minutes

The August 12, 2021 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 at 1905hrs by Chairman Feldman.

Roll Call: Chairman Feldman, Secretary McKelvey, Member Armbruster, Member Lofland, Member Kuns, Member Saunders, Bach Engineer Anthony DiRosa, Solicitor Rhodes; Present, ; Vice Chairman Kunkel, Mayor Weaver, Member Shover: Absent

*Chairman Feldman:* We have 5 zoning board members and 6 planning board members, we have sufficient numbers to hear whatever is on the agenda this evening. Has everyone reviewed the minutes that were provided in our packet? Are there any questions, amendments, or alterations to be made? Hearing none can I get a motion for approval?

June 10<sup>th</sup> minutes; Member Lofland motioned to approve 2<sup>nd</sup> by Secretary McKelvey and roll call was called upon; Chairman Feldman, Secretary McKelvey, Member Armbruster, Member Lofland, Member Kuns, Member Saunders; Ayes

June 17<sup>th</sup> Special Meeting: Member Armbruster motioned to approve, 2<sup>nd</sup> by Secretary McKelvey, and motion was called upon; Chairman Feldman, Secretary McKelvey, Member Armbruster, Member Kuns, Member Saunders: Ayes, Member Lofland: Abstain

*Chairman Feldman:* There is no old business unless anyone from the board wants to discuss old business.

*Member Kuns:* What ever happened to Xtreme Collision that was supposed to get variances?

*Chairman Feldman:* I don't see them on the agenda I don't know if they formally withdrew the application, but they are not here tonight.

*Adrienne Guernon:* Yes, they withdrew we received call from the attorney that they will not be proceeding any further.

*Chairman Feldman:* Ok, we have new business we have a mercantile application for La Rancherita Mex LLC, 328 White Horse Pike is there anyone here regarding this application? Step forward please.

*Solicitor Rhodes:* Could you tell us your name and address?

Yes, my name is Yulizbeth Aguilar I live at 125 W. Main St Bergenfield NJ I am here because I want to open up my business and am requesting a mercantile. It is a bakery and a restaurant. There is a little convenience store inside.

*Solicitor Rhodes:* You are focusing on Mexican type food?

*Yulizabeth Aguilar:* Yes, Mexican bread and Mexican food

*Chairman Feldman:* What unit is it exactly? Where is it located

*Yulizabeth Aguilar:* It is unit A, B, & C, it is the first unit right on the corner.

*Member Armbruster:* You are in the unit where there was a restaurant before?

*Yulizabeth Aguilar:* Yes

*Chairman Feldman:* Do you plan on using the facilities that were left there?

*Yulizabeth Aguilar:* Yes

*Chairman Feldman:* How long has it been vacant, do you have any idea?

*Yulizabeth Aguilar:* It hasn't been vacant. I bought it off the previous owner. I used to work for him, so I took over the business.

*Chairman Feldman:* Ok, that explains the whole situation. Is this your first experience as owner?

*Yulizabeth Aguilar:* Yes

*Chairman Feldman:* I assume you are going to use the same sign that is there? The same trash collection?

*Yulizabeth Aguilar:* Yes, everything will stay the same

*Chairman Feldman:* How many employees do you plan to have? In the future will you have more?

*Yulizabeth Aguilar:* Right now, it is only me and my sister, yes plan for 5 more total of 7

*Chairman Feldman:* You plan to be open 7 days a week from 7am to 1030pm, is that correct?

*Yulizabeth Aguilar:* Yes, it takes a long time to make the bread.

*Chairman Feldman:* I don't see any issues are there any questions from the Board members or attorney regarding this application?

*Member Armbruster:* It looks like they are still awaiting the fingerprinting. We can move it on to council with this Boards approval as a condition to the mercantile, and issue a temporary.

*Member Lofland:* It looks like there is a note on the bottom that needs to be taken care of

*Chairman Feldman:* It states outside venue with canopy and food served.

*Yulizabeth Aguilar:* We had a party there and had outside canopy to serve food inside and outside, we were not aware that this was something we cannot do.

*Chairman Feldman:* Are you an LLC? Are you different from the original LLC?

*Yulizabeth Aguilar:* Yes, Yes

*Solicitor Rhodes stated that the LLC's are different and it was enough for the state.*

*Chairman Feldman:* Ok seeing no problem, we will be sending this on to council for the final approval. Can I get a motion to approve? Member Saunders motioned to approve 2<sup>nd</sup> by Member Lofland, and roll call was called upon; Chairman Feldman, Secretary McKelvey, Member Armbruster, Member Lofland, Member Kuns, Member Saunders; Ayes

*Chairman Feldman:* Next up on the agenda is IOIM Clementon Academy 200 White Horse Pike Tanisha Sanders; NO SHOW

*Chairman Feldman:* Ok next we have Offbeat Muse Photography is there anyone here regarding this application?

My name is Ciana McCowin 214 West Maple Ave Lindenwold, NJ

*Chairman Feldman:* So, you want to open a photography studio? Does everyone know where this location is? It is the place where the guy sold dresses outside and had mannequins. So, you don't own it? Did you sign a lease agreement? So, you are all ready to go?

*Ciana McCowin:* Yes, Yes, and am ready to go other than the mercantile license.

*Chairman Feldman:* Have you made plans for a sign?

*Ciana McCowin:* Not yet, I don't know how long I will be there, this is just a step up from working in a room at my house.

*Chairman Feldman:* Just so you are aware that if you decide to get a sign you are only allowed 40 square feet. You can have a façade sign and a free standing one out by the curb line just have to watch traffic triangle. Do you have a lot of trash there?

*Ciana McCowin:* No, not at all

It surprises me in today's age that there is a photography studio

*Ciana McCowin:* Well I am into fashion photography, so I cater to people who are more into pictures for their businesses. I do product photography, and Birthdays, family portrait.

*Member Armbruster:* Do you do portfolios for models and stuff like that?

*Ciana McCowin:* I enjoy working with models, yes, I do.

*Chairman Feldman:* Do they come to you, or you go to them?

*Ciana McCowin:* They come to the studio its videography

*Chairman Feldman:* So, you will not accumulate a lot of trash if you do, you can not put it at the curb since it is a commercial building you will have to dispose of it some other way. Will there be any employees besides yourself? You want to be open 10-5 but I don't see any days. Is that Monday through Friday?

*Ciana McCowin:* I would like to hire an assistant, but it will mainly be me. It is hard to say the days because it is by appointment. If I am there 10-5 its just doing busy work. I will say Monday through Saturday.

*Member Armbruster:* I would say make the hours till 9pm in case you get a later appointment. It doesn't mean you have to be there those hours but gives you that time just in case.

*Ciana McCowin:* Ok, we will change the times.

*Solicitor Rhodes:* Do you have a dark room? So just printers and stuff like that on location?

*Ciana McCowin:* No, I do digital photography, yes just printers. I just have lighting equipment in there I send off my prints to be printed.

*Chairman Feldman:* Are there any other questions from the board members. It does comply with the regulations for that zone. Hearing none can I get a motion for approval; Member Saunders motioned to approve 2<sup>nd</sup> by Secretary McKelvey and roll call was called upon; Chairman Feldman, Secretary McKelvey, Member Armbruster, Member Lofland, Member Kuns, Member Saunders; Ayes

*Chairman Feldman:* Is there any other atters this board would like to discuss before we adjourn?

*Solicitor Rhodes:* We have a resolution to be adopted 2021-10 Tony Girard Associates minor sub division 32 Blackwood Rd Solicitor Rhodes read the resolution, roll call was called upon; *Chairman Feldman, Secretary McKelvey, Member Armbruster, Member Lofland, Member Kuns, Member Saunders; Ayes*

*Secretary McKelvey:* Asked about recommendations for the new zoning officer for the Borough. A discussion was ensued regarding this.

*Member Armbruster:* I have something to add last week at the council meeting, council introduced an ordinance that would right now prevent the sale of cannabis in Clementon. We have a split vote on council at this time. The reason it is being put in place right now because under the law of New Jersey, if we don't do something right now its automatically open for the whole town. What council is looking for is this Board to make recommendations for the upcoming Master Plan to be put in place. So, what I am looking for to report back to council is how long of a time frame to get a draft done of the master plan. And when it will be completed.

*Anthony DiRosa:* I know that Mr. Bach said they would continue the presentation there was comments from last month that we will discuss next moth to at least have draft completed considered the comments from last month. Continued the discussion for a few more minutes.

Meeting was adjourned at 2034hrs

Adrienne Guernon