

Borough of Clementon

Planning/Zoning Board

December 9, 2021 Meeting

The December 9, 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 1900hrs by Chairman Feldman.

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

We have 6 members we can hear anything on the agenda this evening, I presume everyone has read over last months minutes, does anyone have any corrections or concerns? Hearing none can I get a motion to approve their approval?

Vice Chairman Kunkel motioned to approve, 2nd by Member Armbruster and roll call was called upon; Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Armbruster; Ayes Member Kuns; Abstain

Chairman Feldman: There is no old business the first item on new business is mercantile for Loudo Guitars 14 W. Atlantic Ave

My name is Peter Brown 556 M Haddon Ave Collingswood NJ 08108

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

Peter Brown: We are trying to move into a building on W Atlantic Ave

Chairman Feldman: So, what I think you are telling me is that you are hear for a mercantile license? What exactly is it that you do?

Peter Brown: Yes, we make American made guitars.

Chairman Feldman: You make them from scratch top to bottom? Do you do any repairs?

Peter Brown: We make them from top to bottom we don't do many repairs

Chairman Feldman: I am more concerned of the name of your organization can you pronounce it for me?

Peter Brown: Loudo

Chairman Feldman: That's what I thought, this is a residential area so, this is not a loud operation?

Peter Brown: No

Chairman Feldman: How many employees do you intend to have?

Peter Brown: Just me and another guy to start off

Chairman Feldman: And if things go well? How many

Peter Brown: I would say no more than five (5)

Chairman Feldman: So, they are acoustical, Base

Peter Brown: Anything with strings on it

Chairman Feldman: So, you will be testing them on site?

Peter Brown: Yes, but not like a rock concert

Chairman Feldman: How about signage or will it be mail order?

Peter Brown: We will be doing internet advertising word of mouth but eventually will like to get a sign

Chairman Feldman: Ok, just keep in mind that the sign cannot be more than 40 sq ft. What about trash, will you have a lot?

Peter Brown: It will be just off cuts and in the past, I just take them home for my fire pit

Chairman Feldman: Do you do any milling there? How does the wood come to your site?

Peter Brown: I pick it up in pick up truck and I cut it down on site, it comes in 10-12 feet boards 2 in thick

Chairman Feldman: I went by the site today and it is a little messy outside do you plan on cleaning it up? Pallets and truck bodies.

Peter Brown: Yes, we plan on cleaning all that up

Chairman Feldman: Did you make settlement on the building yet?

Peter Brown: No, we had to come to get approval first

Vice Chairman Kunkel: Are you going to have a showroom there for customers to come in and look at your product? Do you plan on doing that?

Peter Brown: That would be nice, I would definitely like to.

Member Kuns: Will you be using any volatile products like solvents? Or any type of finishes?

Peter Brown: Right now, my uncle owns a finishing shop in Camden, I do all hand staining in house which is never more than a paper towel with alcohol-based stains, it will be stored in a yellow explosion cabinet

Member Taylor: Will people be able to buy directly from the showroom, or will it be strictly online?

Peter Brown: We tend to try to run everything through our website. If someone was local and wanted to pick up from location yes, we would do that.

Chairman Feldman: Looking at the plans looks like room divisions inside but the outside will remain the same, is that correct? Are there walls dividing spaces or is this one open space.

Peter Brown: There are I think 4 separate rooms, and office/space, we will be leaving them as they are. We will be starting in just one area and then expand our way back as needed.

Chairman Feldman: Ok let's get back to the finishes what exactly do you use?

Peter Brown: I don't spray anything on site my uncle spays at his business in Camden, it's a poly

Chairman Feldman: Does he come to you or do you bring it to him?

Peter Brown: I usually bring it to him

Chairman Feldman: So, he does that at his place so there is no type of finishes being done at your place?

Peter Brown: No

Chairman Feldman: Have you received approval from the police department or building department yet?

Peter Brown: I did get fingerprinted submitted everything in.

Chairman Feldman: Ok, he didn't sign off so I am sure council will have to wait for their approval to be heard and approved.

Vice Chairman Kunkel: Do you have a site now that you are building guitars?

Peter Brown: Yes, I have a small garage in Collingswood.

Vice Chairman Kunkel: Will you be closing that one down?

Peter Brown: Yes

Solicitor Rhodes: What name do you put on your guitars?

Peter Brown: Loudo (walked around and showed Board members pictures of the guitars that he makes)

Member Armbruster: Do you plan on doing any changes to the lighting around the building outside? The reason I'm asking, a lot of people want to put up a lot of lighting and it does butt up to a residential area, don't want to cause any concerns

Peter Brown: I wasn't planning on it

Chairman Feldman: So, your hours are 9-5 5 days a week?

Peter Brown: Or like 6pm

Chairman Feldman: Ok, I am going to make it 6pm, you can't change hours unless you come back to the Board.

Peter Brown: Ok, thank you

Chairman Feldman: Is there any other questions or concerns? Hearing none can I get a motion to move this on to council?

Vice Chairman Kunkel motioned to approve, as long as the officials sign off what is missing, 2nd by Member Armbruster and roll call was called upon; All in favor

Chairman Feldman: Ok the next item on the agenda is JKMAK Investment Group, anyone here regarding this application? Give us your name and address sir

Juan Martinez 7 Kenwood Drive Erial, NJ

Chairman Feldman: And what do you plan on doing there?

Juan Martinez: Taxes, ID's, Immigration paperwork

Chairman Feldman: Are you an attorney? An accountant?

Juan Martinez: No, I am a business major

Chairman Feldman asked Solicitor Rhodes if this individual was allowed to do this without licensing from the state or government?

Solicitor Rhodes replied yes

Chairman Feldman: Have you done this before or is this your first venture?

Juan Martinez: Yes, we have done it before in Union City NJ

Chairman Feldman: So, you are going to be on the top floor of the old movie theater I presume?

Juan Martinez: I don't know what it was it is the last building before New Freedom Rd.

Chairman Feldman: Do you plan to have a sign?

Juan Martinez: Yes, there is one there already just changing out the name

Chairman Feldman: So, you are just changing the verbiage, I presume there is not that much trash

Juan Martinez: Just paper recycles

Chairman Feldman: How many employees do you plan to have? You are going to be open Six (6) days a week? Hours 9am-7pm?

Juan Martinez: Two (2) to start and maybe up to 5 or 6. Yes 6 days a week 9am-7pm

Chairman Feldman: Any other questions from the Board members?

Member Kuns: Under construction it states retail?

Chairman Feldman: It is a retail establishment what would you call it?

Solicitor Rhodes: I would call it professional services

Chairman Feldman: we have a little problem apparently your landlord and our tax collector so before this Board or Council can grant this license this \$6,772 dollars has to be taken care of. So, if you are in contact wit him, explain to him that these owed taxes may impede your business, because you can't get a license until this is taken care of. Everything else seems to be in order except that detail. If it is done

before Tuesday Council can hear it. Any questions or comments from any Board members? Hearing none can I get a motion to approve and send on to council?

Vice Chairman Kunkel motioned to approve contingent on the taxes being taken care of, 2nd by Member Armbruster and roll call was called upon; All in favor

Chairman Feldman: Is Michal Locksberger here? Come on up So what can we do for you?

Michael Locksberger: I own Locks towing I have 2 trucks I am looking at the property at 565 Berlin Rd, I know that it is residential right now, I know there are a couple of houses around it so I wanted to come talk to the Board. I don't work 24 hours it is a small company, I could put up privacy fencing or whatever is needed I just wanted to see if there is a way to do that on that property.

Chairman Feldman: I am pretty sure you are going to need a use variance, are you a corporation? You are going to need an attorney

Michael Locksberger: Yes, I am a corporation and yes will need an attorney, I wanted to come talk to you first so that I am not wasting my time

Chairman Feldman: I really can't say for sure quite frankly, I don't know what the Board would think after we hear your testimony, even if you give us some preliminary testimony now that may not be binding cause your not sworn in. Tell us about your business, you have two trucks you said?

Michael Locksberger: Yes, one is a flatbed 22ft bed so total of 30 ft. and the other is a wrecker both newer trucks, wrecker just does vehicles no semi-trucks. I don't do township towing, and I don't do repos, or private property, I pretty much just get people off the side of the road that are broken down. I do shops also, I might buy some cars and sell them to junk yards. I don't really store them only for a few days, maybe a week.

Chairman Feldman: So, is this business just involving towing or are you involved with the junk yard guys?

Michael Locksberger: I would say it is 50/50. Right now a buddy and I are renting a spot in Blackwood, just behind Erial Fire Station, which also is on a residential street. We have no problems there but I am looking to go somewhere with a little more room, and my own place.

Member Armbruster: Would you be doing any mechanical type work on site?

Michael Locksberger: Yes, I would like to have some work in the shop

Member Kuns: wait till you send the 200ft list out and see the responses you get back

Michael Locksberger: Do you think it is a good idea to talk to the residents?

Chairman Feldman: It wouldn't hurt to get a feel, when you fill out the application, and send what exactly you are doing, and they may come to meeting that may be a factor. So, it might be a good idea to feel them out first.

Member Armbruster went on stating that he remembers when Danny Mertz went in there after the fire house and they had a hard time, because the residents didn't want truck parked there.

Vice Chairman Kunkel: So, the site is going to be to repair cars is that correct?

Michael Locksberger: I would like to do some repairs there

Chairman Feldman: There is not lift in there would you install one?

Michael Locksberger: Yes, I would

Vice Chairman Kunkel: Will this be body work or just motor work, there isn't going to be a lot of banging, noise?

Michael Locksberger: No, just engine work, brakes stuff like that.

Solicitor Rhodes: From a legal perspective you should talk to an attorney, you would be applying for a use variance and there are strict legal requirements that restrict this Board and their ability to grant based upon the criteria that you need to establish. It is a much harder burden, then regular variances, just for your information, you would need five (5) affirmative votes, regardless of how many people are sitting up here. So, if there are five members on the night of your hearing, you would need all of them to vote yes, if there are seven (7) you would need five (5).

Chairman Feldman: Ok Zoning report

John Holroyd introduced himself as Zoning Officer and Code Enforcement Officer. Stated he was getting acclimated to the town.

Solicitor Rhodes: Resolution 2021-11 I will have to make changes to match the minutes, and the contingency of the red maple.

Solicitor Rhodes will be talking to Steve Bach regarding this 36inch red maple, and also with the Storm Water Management criteria. The rest of the resolution will stay intact, so I think we can agree to this resolution and I will send the changes over to Missy.

Chairman Feldman: Can we have a roll call to approve this resolution; all in Favor

Secretary McKelvey: Wished Mark great success and thanked him for being on the Board.

Chairman Feldman: Asked for a motion to dismiss; all in Favor

Adrienne Guernon

