

Borough of Clementon

Planning/Zoning Board

February 10, 2022 Meeting

The February 10, 2022 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, Member Franks, Member Lofland, Member Kuns, Member Shover, Member Taylor, Chris Finney in for Solicitor Rhodes, Bach Engineer; Present, Mayor Weaver, Member Saunders; Absent

Chairman Feldman: First item on the agenda is the approval of the December 9, 2021 minutes. I presume everyone has read over them. Are there any questions or corrections to be made? Hearing none, can I get a motion for their approval?

Vice Chairman Kunkel motioned to approve 2nd by Member Taylor and roll call was called upon;

Chairman Feldman, Vice Chairman Kunkel, Member Franks, Member Kuns, Member Shover, Member Taylor; Ayes, member Lofland; Abstain.

Chairman Feldman: There is no old business, the next item up is mercantile for Acelero Learning Center is there anyone here regarding that? Could you kindly come forward? Could you tell us what we can do for you this evening?

(Passing out material regarding mercantile business)

Stephanie Dupree: This is my director Curtis Saxton so we are here this evening to apply for a mercantile license we were told that we ha to come before the planning Board

Chairman Feldman: You come before us for a recommendation for Council. So, keep that in mind if you get our recommendation it if meet certain criteria. It still has to go before the Council Board.

Stephanie Dupree: We are located at 195 New Freedom Rd, it used to be Center for Family Services, they lost half their grant, and we were awarded the other half, which is Acelero Learning Camden Philadelphia.

Chairman Feldman: Are both organizations going to occupying the building at the same time? So you are gong to do the same thing that they di with half the money?

Stephanie Dupree: No, sir they have nothing to do with it anymore. Yes sir,

Curtis Saxton: So Acelero is a federally funded program, nonprofit, so there was a branch specifically for Camden County, and found deficiencies in the former program and operations which included safety issues. They lost their grant there was an open competition, which Acelero which already operates

preschools in Philadelphia and Camden City competed for and won the right to operate. We get the same amount of money.

Stephanie Dupree: We have 4 classrooms but presently only using three, we share with the district the classes so we have 75 students and families

Chairman Feldman: You said and families?

Stephanie Dupree: Head Start and Acelero incorporate the whole family, with the teaching so we can establish relationships with the families and communities.

Chairman Feldman: Will the families be at the facility?

Curtis Saxton: Not every day, there will be what we call family working parties maybe once a month, like a back to school month, we will only be doing 1 classroom at a time.

Curtis went on to talk about how the program works there and the criteria that is required to go to this program

Chairman Feldman: What are the ages of the children?

Curtis Saxton: They are 3-5 years of age

Vice Chairman Kunkel: How do the kids arrive at the school?

Curtis Saxton: Everyone is dropped off by family members we do not provide buses.

Vice Chairman Kunkel: What districts are these kids from

Curtis Saxton: They are from Clementon and some from Lindenwold they are allowed to enroll but not within the Clementon School programs that are there.

Chairman Feldman: Is there a financial relationship between you and the Clementon Board of education?

Curtis Saxton: Only that one classroom. It is like 30% All the teachers are certified so we can pay them at a higher rate.

Vice Chairman Kunkel: How do you establish the criteria of a child that needs help and to go to your school?

Stephanie Dupree: If you look in the packet that I distributed, it shows where they were and where they have to be. We do assessments, preschool assessments

*** Curtis went on to talk about how they do their assessments, homeless, foster care, poverty, etc. it is federally funded program***

Vice Chairman Kunkel: You have two other locations Philadelphia and Camden, is this licensed through the State? Do you have your license for Clementon?

Curtis Saxton: Yes, yes, we do in Philadelphia we have five (5) locations and Camden City we have six (6).

Chairman Feldman: Tell me how many teachers do you have? And on a full time, basis? How many administrator's? Any maintenance personnel?

Stephanie Dupree: We have eight (8) teachers on a full-time basis.

Curtis Saxton: Four (4) teachers and four (4) assistant teachers One (1) Center director and a LS who comes in. We have one (1) maintenance. One (1) full time lunch staff. So, round off to 13 employees on an everyday basis.

Chairman Feldman: So, you have sufficient parking if everyone drives to this site? Does anybody use public transportation

Curtis Saxton: Yes, we have sufficient parking and I don't know if anybody does use public transportation.

Chairman Feldman: Do you plan to have any signage? How about trash pickup? Have you arranged for that?

Curtis Saxton: Just the one that is already there just changing the name out, and we have waste management to do trash pickup

Chairman Feldman: Anyone else on the Board have any questions or concerns?

Vice Chairman Kunkel: You have till 4pm on the application, so you really won't need lighting but if you hold things after that and it gets dark out, do you have sufficient lighting? Also, are you doing any kind of construction there, there is a note on application that there is some construction going on? Also the Fire Marshall denied your application for violations

Stephanie Dupree: Yes, there is lighting out there in the lot and on building. We were putting in a washer and dryer, we are sorry that we didn't have our permits in time when the Fire Marshall came. We do have the permit in right now. The violations are minor violations, that have been taken care of.

John Zuggi: There are two major things that have to be done, they were trying to put a washer and dryer and refrigerator in the break room, in a foyer leading to an egress stairwell, which I won't allow, and second thing they have not registered with the state yet as a life hazard. I have been in contact with Stephanie, she was supposed to reach out to my office which she has not done yet to sit down and help her fill out the forms.

Vice Chairman Kunkel: Do you understand that? The Police Chief has not signed off yet neither.

Stephanie Dupree: Yes.

Adrienne Guernon: We are still waiting on the background check, she has been fingerprinted just waiting on the results.

Chairman Feldman: John do you have anything to add?

John Holroyd: Yes, they do have a court hearing scheduled for operating without a mercantile, that is reoccurring, the issues with the fire and the building that was not noted on the application.

Chairman Feldman: Let me explain that we do not issue a mercantile, the Council does and they will not issue one until all these violations are resolved. Let me make that perfectly clear that you will not get it until these issues are resolved.

Member Kuns: Do you have a layout of the building?

Stephanie Dupree: It should be in the packet

Vice Chairman Kunkel: So, you are still operating without a mercantile license?

Stephanie Dupree: Yes

John Holroyd: Yes, they are being cited everyday until they get a mercantile.

Chairman Feldman: And what are you going to do with 75 children, at this point

Curtis Saxton: It was to my understanding that it was a onetime fine

John Holroyd: It is a charge every single day that you are open. \$200 a day. Court date is March 2.

Member Franks: You stated that you will have these violations taken care of the 16th and 17th

Stephanie Dupree: Yes, the major ones will be taken care of.

John Zuggi: My major concern was on the 2nd floor they had like a break room in the egress and you have to step over tables and chairs to get out.

Stephanie Dupree: we want to make sure we do everything that you are asking us to do to better the relationship with the community not just our families.

Chairman Feldman: The problem is that you are operating illegally, there is no getting around that so that becomes a legal question, so I will drop this in our solicitor's lap If you could kindly reply

Chris Finney: At this point as we are hearing this application we need to go back and resolve these issues. There is no enforcing mechanism in respect to the powers of this Board, however you are operating without a license and should stop until these issues are resolved. I am looking here and based on everything we have it seems that from the application we needed the layout which you provided, you have an open violation for washer, dryer, and refrigerator in the fire egress way. Is that correct to say? That has been removed, you're saying you had work done without pulling permits for a dryer vent, you are saying to me, now you have applied for those permits, we will need confirmation before making a recommendation it's up to this Board of course, before I would recommend it to go to the next level for approval. There seems there might be additional permits still open or not applied for?

Adrienne Guernon: They have yet to apply for them.

Chris Finney: So that is the main thing you want to do is apply for the permits and work with zoning and Fire Marshall to get those rectified. You had a license there that you showed us is that your NJ license for child services? I would suggest providing a copy of that, otherwise you should really shut down. Two Hundred dollars a day, you are at \$4,000, if you can rectify these issues, would put you in a good position for your pending court date. So, you really can not be operating, you can still subject this to vote.

Stephanie Dupree: The additional permit would be for?

Adrienne Guernon: The washer dryer hook-up. It is already there without permits and now will have to be removed.

Stephanie Dupree: Yes, ok so we will apply for those as well

Chris Finney: When you took possession of the building you are the responsible party to make sure everything is in order and done correctly and in compliance.

Chairman Feldman: Where would you be paying this \$4,000 from your budget? Will it come from tax payers?

Curtis Saxton: The company is a for profit company, it will be taken from the segregated funds for this purpose.

Vice Chairman Kunkel: Use this as a learning tool, so that you happen to go anywhere else you will have everything you need ahead of time be prepared.

Chairman Feldman: I would suggest to this board if I may, that we do send it to council, and if not all these issues are not remedied then you are going to have to shut down. Are there any other questions? Can I get a motion to approve based on what I had just stated?

Vice Chairman Kunkel motioned to approve based on the recommendation 2nd by Member Lofland, and roll call was called upon; Chairman Feldman, Vice Chairman Kunkel, Member Franks, Member Lofland, Member Kuns, Member Shover, Member Taylor: Ayes

After the motion was carried they Stephanie Dupree had another question about the life hazard registration that needs to be filled out. It needs to be transferred from Family Services to Acelero Learning, John Zuggi stated that he would meet with her in his office that coming up Tuesday to help her submit it to the state, but also advised them that this is not something she would get in one day.

Chairman Feldman: Next item on the Agenda is Gambale Concrete, is there anyone here regarding this application?

Gambale Concrete was a no show

Chairman Feldman: The next item is Pick Up Local Delivery, is there anyone here regarding this application?

Fred Ashley Jr. 116 Blackwood Clementon Rd J403

***Fred Ashley Jr. went on to describe exactly what he is going to do, the Board determined that he does not require a Mercantile License for what he is asking to do, is to get phone calls and go shopping and deliver products to people. He will not be storing anything or be operating a vehicle with logos on it. He was dismissed. ***

Chairman Feldman: The next item on the agenda is ACE Smoke Shop is there anyone here regarding this application?

Smitkumar Patel 168 White Horse Pike Mercantile.

Chairman Feldman: So, tell us what you are going to do open up a smoke shop?

Smitkumar Patel: Yes, at 168 WHP where new Dollar Tree is

Vice Chairman Kunkel: Your application doesn't have where in the shopping center and the dimensions of your shop

Smitkumar Patel: I was doing this first and getting an architect to do up some drawings

Chairman Feldman: Do you have an architect yet?

Smitkumar Patel: Yes, I do

Chairman Feldman: So, this is just a general sketch of what you have in mind?

Smitkumar Patel: Yes, that is a sketch, right now it is a shell building, the architect will design it but we are not doing any fancy construction, just cabinets, and show cases.

Chairman Feldman: Have you ventured in this business before?

Smitkumar Patel: Yes, I have, 4 other locations Voorhees, Marlton, Sicklerville, and Woodbury Heights

Chairman Feldman: Have you prepared for a sign?

Smitkumar Patel: Not yet, that will come with the construction part of it

Chairman Feldman: You know it can only be 40 sq ft.? How about trash pickup?

Smitkumar Patel: Yes, it will be smaller than that. The landlord has trash containers on premise for our use.

Chairman Feldman: How many employees are you going to have? Will they be driving or taking public transportation?

Smitkumar Patel: Two (2) employees at the beginning, as we get busier maybe more. They will be driving

Chairman Feldman: I suggest maybe the employees park in the other lot closest to the white Horse Pike, so you have spots for customers.

Member Franks: What are you going to sell there?

Smitkumar Patel: Cigars, water pipes, no vaping stuff, a water pipe is like a hookah, general merchandise like ashtrays, lighters torches, trays, etc.

Vice Chairman Kunkel: You are going to have flammable liquid there like lighter fluid how will you be storing that?

Smitkumar Patel: On a shelf, every store has a shelf behind the counter, no customer has access to it they have to ask at the counter for it.

Vice Chairman Kunkel: How do you receive your products? Do you pick it up, is it delivered to the back door?

Smitkumar Patel: This place has a nice back entrance so it would be through the rear door for deliveries, not expecting like crazy pallets of merchandise coming in on big trucks, usually a box truck.

Vice Chairman Kunkel: Your operating hours you have 8am-10pm?

Smitkumar Patel: yes, Monday thru Sunday 7 days a week

Vice Chairman Kunkel: The only one I don't have signature for is Building Official

Adrienne Guernon: He is coming in to sign it just hasn't been in office and don't see why it would be denied.

Chairman Feldman: Sounds like you are almost ready to go, are there any other questions or concerns about this particular application, can I have a motion for its approval to send on to Council?

Vice Chairman Kunkel motioned to approve 2nd by Member Lofland, and motion was carried upon roll; Chairman Feldman, Vice Chairman Kunkel, Member Franks, Member Lofland, Member Kuns, Member Shover, Member Taylor: Ayes

Chairman Feldman: Next on the agenda is Jersey Exchange LLC, is there anyone hear regarding this application?

*** Jersey Exchange LLC no-show***

Chairman Feldman: We have next on other matter Application to purchase ground?

16 Jerome Terrace Blk 96, Lot 9 Aquila Dunn

23 Narragansett Blk 96 Lot 14 Leonel Caceres

Both applicants were not in the meeting therefore the meeting continued

Chairman Feldman: Ok we have an informal for a plumbing outfit, are they here?

I'm Will McKinnon, what I am interested in is purchasing the old Fire Hall at 565 Berlin Rd, I know that is being strictly used for storage, I was looking for the possibility that I don't need all that storage just half of it and use the other half to make it into two (2) residential apartments.

Chairman Feldman: The storage is not a problem, because there already has been a variance for that use, the apartments are a problem, they would be out of the question, I mean you can apply for it and come in the the regular application, probably a D variance if you are a corporation you are going to need an attorney, it could get a little expensive.

Will McKinnon: I know that it is a residential area and I figured you would not want any type of commercial business there I figured that could be something that could work there, but to go through all that process

Vice Chairman Kunkel: The attorney would tell you all the pit falls you have to go through and all the expenses.

Will McKinnon: That is why I wanted to do it this way. Thanks for your time

Chairman Feldman: Is Jason here? * Informal for same address 565 Berlin Rd*

Jason Majusiak: Yes, and also a church down the street, the Bible Church, So, I have been in business for twelve (12) years audio video, I do sound lights, I have worked with Collingswood on the 4th of July also worked with Gloucester Twp. Since the redevelopment going on in Collingswood I need to relocate, so I have been looking at all different options. What I have in Collingswood is 3 garages, one is storage of equipment, a studio place I do production work, editing, and rehearsal space.

Chairman Feldman: What kind of production work are you talking about?

Jason Majusiak: For live production work, it's like subwoofers, speakers, video screens for large events, projection lighting for an event. I pack it up into a van take it to the location. At the shop I might have to test the equipment, cameras make sure they are all working.

Chairman Feldman: Do you do anything on site? Do you have a lot of clients that show up on site?

Jason Majusiak: Right now, I do have on site component. Right now, even with the rehearsal room, it's maybe once twice a week, I probably will not be doing that at this location, it would be more of video production, sound maybe twice a week. About four days a week I am busy off site.

The discussion ensued about the possibilities of the business mostly leaning towards the old fire hall

*** Precious Moments Banquet LLC- no show***

Chairman Feldman: Ok next up is Steve Bach

Steve Bach: Yes, we have 2 resolutions in front of us 2022-1 and 2022-2 Master Plan Re examination and Open Space Recreation plan

Chairman Feldman: Has everyone looked at these resolutions? 2022-01 Adoption of the Open Space and Recreation Plan Re-Examination all members in favor

2022-2 Adoption of Master Plan Re-Examination report all members in favor.

This concludes this Month's meeting and meeting was adjourned.



Adrienne Guernon