

Borough of Clementon

Planning/Zoning Board

July 8, 2021 Meeting

The July 8, 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, Vice Chairman Kunkel, Secretary McKelvey, Member Kuns, Member Saunders, Member Shover, Solicitor Rhodes, Engineer Steve Bach; Present, Mayor Weaver, Member Armbruster, Member Lofland; absent

Chairman Feldman stated we have enough members to hear everything on the agenda this evening.

The first item on the agenda is Poseidon Piercing and ink, is there anyone here for this application?

Yes, sir

Dale Westcott 15 Williams Street Glassboro, NJ 08028

*Chairman Feldman:* Tell me what we can do for you this evening?

*Dale Westcott:* Yes, I am here to seek zoning approval to open up a tattoo and piercing shop on Garfield Ave

*Chairman Feldman:* So, you are seeking a mercantile license?

*Dale Westcott:* That is correct.

*Chairman Feldman:* It does comply to the legal regulations for that particular zone, what exactly does your business entail?

*Dale Westcott:* We are going to do tattoos, piercing and cosmetic tattooing for breast cancer survivors.

*Chairman Feldman:* I assume you have done this before? Do you have other locations?

*Dale Westcott:* Yes, I have, and am no longer a part of the other shops business.

*Chairman Feldman:* Have you considered your signage? Has that been taking care of?

*Dale Westcott:* Yes, sir we are leaving what was there and just replacing the vinyl. We are using all the signage that was there, just replacing the name.

*Chairman Feldman:* Have you thought about utensil removal? Trash removal?

*Dale Westcott:* Yes, we need a special licensing and we have decided with sharps to have contractor come to remove the sharps,

and there is a dumpster on site.

*Chairman Feldman:* You plan to be open Tuesday through Sunday is that correct? From 11-5pm?

*Dale Westcott:* Yes, that is correct.

*Chairman Feldman:* IS there any other questions from anybody on the Board?

*Vice Chairman Kunkel:* What is the parking situation out there?

*Dale Westcott:* It will be me and my wife and another artist, we have to share parking with existing businesses per the landlord.

*Vice Chairman Kunkel:* You will be closing at 5 o'clock in the winter it starts to get dark early is there sufficient lighting in the parking lot?

*Dale Westcott:* Yes, there are perimeter lights in the lot and on the building.

*Chairman Feldman:* Ok, can I get a motion to approve this application and forward it on to council?

Vice Chairman Kunkel motioned to approve, second by Member Kuns and motion was carried upon roll:

Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Kuns, Member Saunders, Member Shover; Ayes

*Chairman Feldman:* Next on the agenda is 6 Dunwoody Ave variance 6ft fence anyone here regarding that application?

Yes, Myrtha Louis 6 Dunwoody Ave Clementon, NJ 08021

Solicitor Rhodes swore Myrtha in

*Member Kuns:* I have a question regarding this application Section 3 Letter A about a proposal statement. I didn't see one

Myrtha not understanding what that means

*Chairman Feldman:* What that is stating is that you spell out what you desire from this board as far as a variance is concerned.

Language barrier; Myrtha is stating that she is requesting a 6ft fence to keep her children safe, when playing in the back yard. The neighbors have dogs. (she is reading from a statement)

Chairman Feldman asked if she was reading from a script?

*Myrtha Louis:* Yes,

*Miles Dumbleton:* It is the public notice that she went door to door with to get people to sign...Miles making a copy of statement to add to application

*Chairman Feldman:* I supposed all the green cards have been returned and everything else for application as per requirement?

*Miles Dumbleton:* Yes

*Chairman Feldman:* Essentially, we want to know what you would like us to do, and how come you want this fence. You are requesting a 6ft high fence is that correct? Will it be a solid fence?

*Myrtha Louis:* Yes, it is already up but not finished yet 6ft white vinyl fence

*Solicitor Rhodes:* A 6ft white vinyl fence? Are you going to assist her? (to fellow standing with her)

Solicitor Rhodes swore in the gentleman Jamal Jones, Jamal I believe it is going to be a 6ft white vinyl fence? I believe she stated it was partially installed, is that correct?

*Jamal Jones:* Yes, that is correct

*Chairman Feldman:* Again, your reasoning or requirement of that fence?

*Myrtha Louis:* When my children play in the backyard the neighbor has a dog, and the neighbor asked her to have her kids not play in the yard, and to have privacy

*Chairman Feldman:* Wouldn't a 4ft fence suffice.

*Myrtha Louis:* Jamal Jones talking for her, she has had incidents with the one neighbor and she is trying to avoid that, she states that the one neighbor states her kids tease the dog.

*Chairman Feldman:* So those incidents would still occur with a 4ft fence? But a 6ft high fence would prevent that from happening?

*Jamal Jones:* I am not sure, because they have had incidents where the neighbor is throwing things over into yard.

*Solicitor Rhodes:* Visual effect from the children and the dogs would be eliminated by a 6ft fence?

*Jamal Jones:* Yes, that is correct Chairman Feldman: I see a copy of the survey and it doesn't show where your proposed fence is going to be. Can you explain to me where on survey it will actually be?

*Jamal Jones:* Well, it will be along the back rear yard, and around the front a 4ft fence

*Chairman Feldman:* Asked the subject to come up and show where on the survey the fence is now and where the additional fence is proposed. So, from the back corner, where the wooden fence was?

*Jamal Jones:* Yes

Jamal went on to show Chairman Feldman exactly where on survey the fence is going to be.

*Chairman Feldman:* I see there is a drainage easement, the fence will be in the way it is a risk you might want or not to take.

*Jamal Jones:* We will be putting it to the property line

*Chairman Feldman:* Does everyone understand? It, will start on the right go back to the existing fence to the rear property line. Back by the shed go down property line which looks to be 30 feet and return to the left rear corner of the house. What about a gate?

*Jamal Jones:* There will be a gate on both sides.

Member Saunders: Will the posts be cemented into the ground?

*Jamal Jones:* Yes, they will be cemented into ground

*Vice Chairman Kunkel:* Who is installing this fence? Did they hire someone or installing themselves?

*Jamal Jones:* It will be installed by a contractor.

*Solicitor Rhodes:* What is happening to the front of the house are they leaving the existing wooden fence?

*Jamal Jones:* She will be replacing that with a 4fy fence

*Solicitor Rhodes:* Will it be a solid fence or a picket fence?

*Jamal Jones:* She will be doing white vinyl picket fence

*Chairman Feldman:* Any questions or concerns from the Board members? Hearing none is there anyone here regarding this application? Hearing none I will turn it back to the Board, can I have a motion to approve or deny this application?

Member Saunders motioned to approve 2<sup>nd</sup> by Vice Chairman Kunkel and roll call was called upon;

Chairman Feldman, Vice Chairman Kunkel, Secretary McKelvey, Member Kuns, Member Saunders, Member Shover: Ayes

Solicitor Rhodes explained the appeal process to the applicant

Chairman Feldman: The next item on the agenda is 74 Erial Rd, is there anyone regarding that application?

Hello, my name is Alan Ettenson I am here on behalf of the applicant Xtreme Collision, the architect that did the drawings is also present.

***The Attorney and the Board went on to discuss some of the problems with the property regarding the dimensions on the plans that were missing, the handicap parking spaces, the fire lanes marked and painted, striping of the parking spaces. The applicant and the Board decided to table this applicant until next months meeting when they can provide what was asked of the Board and drawings reflecting same. There does not have to be any notices given, just to be back at the meeting next month.***

*Chairman Feldman:* Next item is other matter

*Steve Bach:* Talked about the Master Plan Reexamination and also the Open space and Recreation Plan.

It will be about a three-month process. I would like to have them done by the end of the year.

*Solicitor Rhodes:* I have two resolutions 2021-03 125 Chewslanding Rd for a fence variance, Miles can you give a roll call?

Roll call was called by Miles Dumbleton and all members; Ayes

2021-04 56 Highland Ave for a fence variance, Miles can you give a roll call?

Roll call was called by Miles Dumbleton and all members; Ayes

*Chairman Feldman:* Any other questions or comment?

*Miles Dumbleton:* Last week I was contacted by a realtor for Leewood Village, he stated next Wednesday the 14<sup>th</sup> that it was going up for Sheriff's sale?

*Steve Bach:* It is my understanding that it is Phase I not Phase II. I am relying on representation from John Curtain who is partnership for phase II, it is still proceeding and they are asking for performance guarantee, estimates which will be worked on in our office, a few minor compliances that are left before they would have compliant plans. We will work with Miles, and Missy to make sure they have everything in place, performance guarantees, inspection escrows and old escrows to be up to date before we will sign anything.

*Chairman Feldman:* How is the Dollar Tree punch list coming along? I might have a few more items to add when I go out there.

*Steve Bach:* Well sir, all those items are included, before I am comfortable issuing a punch list, there are too many major items. The applicant has requested a Co, the applicant requested a punch list. I said this to the applicant there are too many items not completed, and very specifically sent a correspondence that is on file at the Borough regarding the operation of the basin, we required a repair plan done by the design engineer, the design engineer has been contacted. I spoke to him myself. The design engineer has also been copied on emails along Fred Magee, with the Camden County Soil Conservation, regarding the concerns. So, it is not just going to be filling the berm and be done with it. We need to have a percolation test, and support of the failed basins, it failed. We want to not just be approved by the Borough but by the Camden County Soil Conservation. The Borough can hold the performance guarantees but the County Soil Conservation can fine them. Fred Magee is very concerned about this project. So, they have work to do to finish up the project and they will have to adhere to what they represented to the board.

*Chairman Feldman:* How long is the temporary CO good for?

*Adrienne Guernon:* The building does not have a temporary CO only the Dollar Tree has a temporary CO, that is good for 30 days.

*Steve Bach:* There will be no other mercantile given at this time until they clean up the site take care of the landscaping. They do have the basic site safety regarding handicap. We have been working very closely with them but I will not feel comfortable giving any further mercantile at this time.

*Chairman Feldman:* Ok, thank you for your time.

*Member Saunders:* Miles was 20 Fulton sited? Does she still own it?

*Miles Dumbleton:* She has until the 20<sup>th</sup>.

*They talked about the Law that came out that you cannot get a property tax card with the owner's information because of a case about a judge.*

Chairman Feldman asked for a motion to adjourn at 2100hrs

