

Borough of Clementon

Planning/Zoning Board

Meeting Minutes

June 9, 2022

The June 9, 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, Mayor Weaver, Member Franks, Member Kuns, Member Shover, Solicitor Rhodes, Engineer Steve Bach; Present, Secretary Taylor, Member Lofland; Absent

Chairman Feldman: We have enough members to hear anything on the agenda for this evening. There are no minutes for approval they are not completed, so next item is Old business.

Member Kuns: There is old business, last meeting there were a lot of open items and I would like to know if they were attended too. You have the items they were not in the minutes.

Steve Bach: I was just talking about generally what was going on with approved development, you mean at end of meeting?

Member Kuns: Yes, there were a lot of conditions placed on the approval for Leewood

Steve Bach: Correct, that was just a status, and that is under general conditions not an open item under action by the Board, maybe we can wait to the end to have discussion of any ongoing developments, projects.

Member Kuns: Ok

Chairman Feldman: Ok, first item of new business is 92 Chicken 5 Gibbsboro Rd Xiu Hao Cai. What can we do for this evening? And what type of business?

Xiu Hao Cai: It is Korean style fried chicken

Chairman Feldman: I see by your diagram that you plan to do a lot of seating inside? How many seats?

Xiu Hao Cai: No, no seating we will have high back stools against the wall for waiting on take out orders. About four (4) seats.

Chairman Feldman: How many parking spaces do you have?

Xiu Hao Cai: We have 7 including handicapped.

Chairman Feldman: How about your signage, have you considered a new sign? And how big?

Xiu Hao Cai: yes, I was told no more than 40 sq. feet it will be approx. 38 sq. feet

Chairman Feldman: How about trash removal? Have you tended to that? When do you plan on opening?

Xiu Hao Cai: I have called waste management to set up with them and it will be available the first week of July. We plan on opening July 1st.

Chairman Feldman: How many employees do you usually have on site? Who washes the dishes?

Xiu Hao Cai: Maybe 2 or 3 employees. Two cooks and a cashier. We don't have any dishes just the pots and utensils that we use and we will be doing them.

Chairman Feldman: So, this is fried chicken?

Xiu Hao Cai: We first fry the chicken and then we smoke it, called honey badger style

Member Kuns: How will you be disposing of the oil from fryer?

Xiu Hao Cai: Waste management will take care of that an oil dumpster we need to keep the oil clean

Chairman Feldman: So, you are going to be open 7 days a week 10 hours a day?

Xiu Hao Cai: Probably just six days but I put it like that just in case.

Chairman Feldman: Is there any other questions or concerns from any Board member?

Vice Chairman Kunkel: There is something in the packet from the Fire Marshalls Office. That a fee is owed \$114.00 registration and permit fee. That has to be taken care of

Xiu Hao Cai: Okay I will talk to the landlord about that

Chairman Feldman: Ok this Board does not hand out the mercantile it has to be approved at Council meeting, Can I get a motion to approve this to send on to council?

Mayor Weaver motioned to approve 2nd by Vice Chairman Kunkel, and roll call was called upon; All in favor

Chairman Feldman: Ok the next item Oscars Barber Shop 146 White Horse Pike Melanie Bonilla, ok what do you have in mind?

Melanie Bonilla: Opening up a Barber Shop

Chairman Feldman: Have you arranged for trash pick-up, and what about a sign?

Melanie Bonilla: The landlord has arranged for trash removal and there is a sign there we will just be changing the name on existing sign

Chairman Feldman: Is it a façade sign or what? It can only be 40 square feet

Melanie Bonilla: It is by the side of the road free standing, just changing the name out

Chairman Feldman: How many employees will you have?

Melanie Bonilla: Just me and my husband for now and hopefully get more employees later on

Chairman Feldman: How many chairs will you have?

Melanie Bonilla: We will have 5 chairs

Chairman Feldman: How many parking spaces do you have?

Melanie Bonilla: I know on the side there is 10 and more to the rear

Chairman Feldman: It seems you have sufficient parking; any members have any questions or concerns regarding this application?

Vice Chairman Kunkel: You are going to be open Monday through Sunday seven days a week?

Melanie Bonilla: Yes, we will be

Vice Chairman Kunkel: It's just unusual to be open seven days a week some are closed on Mondays, Wednesdays. How about the lighting outside, in the winter time it will be dark, is there sufficient lighting?

Melanie Bonilla: Yes, there is sufficient lighting

Chairman Feldman: Can I get a motion to send this on to council

Vice Chairman Kunkel motioned to approve 2nd by Mayor Weaver and roll call was called upon; All in favor

Chairman Feldman: Ok next up in other matters an informal W. Atlantic and Forrest Ave

My name is Robert Hary, I didn't know what I was getting into, didn't know it would be this format. I am looking to buy the lot and build a small barn and furnish it to be a residential home. It would not be that small it would be the highlight of the area. The lot is under a half acre behind 31 Carver Ave.

Solicitor Rhodes: Assuming that the lot complies with the Ordinance in dimensions, there are restrictions on how much coverage you can have to build on with the setbacks. I am not sure that this board is in position to tell you what qualifies as an appropriate residence. It is certainly a construction question. If it has a foundation it is unimportant what the home looks like and this is not legal advice from this Board, it would have to meet code for a residence.

Chairman Feldman advised Robert that he would have to apply for construction permits and that department would let him know whether it is up to code or not, and discussion ended.

Steve Bach stepped in and explained to Robert actually what he has to do.

Chairman Feldman: Ok other matters Mr. Kuns

Member Kuns: There were a lot of open items for Phase I were they taken care of?

Steve Bach: Ok for Phase I there is a lot of conversation back and forth lately the redevelopment entity is the Camden County Improvement Authority, we are party to the redevelopment agreement, Leewood Phase I, Mr. Fink, that entity is not taken care of any punch list items. It is my understanding that there will be a conversation coming to Mayor and Council who is the holder of the performance guarantees

for Phase I and seeing what we can do to start that process. The envoy from Amboy the representative from Amboy bank is in contact with pour office and secured the copy of the punch list from us is not proceeded to do anything in terms of getting the outstanding items addressed, and based on representations I think we are getting from the Improvement Authority doesn't seem to be moving forward We are hoping the bank who owns loans on Phase I was going to step in and try to finish up the project so they can close out project with the Borough, but seems to be going to happen. So, stay tuned it is a decision for Mayor and Council and the town Solicitor to act on the performance guarantees or bond that are on file with the Borough. I will follow up on the email regarding solar and have an answer for next month or not sooner to you. The project 168 White Horse Pike is now actively under construction for the basin failure. I think the threats of violations and fines helped out. We are out there monitoring the project.

Meeting was adjourned

Adrienne Guernon