

Borough of Clementon

Planning/Zoning Board

October 14, 2021 Meeting

The October 14, 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, Member Armbruster, Member Lofland, Member Kuns, Member Saunders, Member Shover, Member Taylor, Solicitor Rhodes, Engineer Steve Bach; Present, Secretary McKelvey, Mayor Weaver; Absent

Chairman Feldman: The first item on the agenda is approval of July 8th and August 12th 2021 minutes, Are there any questions or concerns? Hearing none can I have a roll call to approve July 8th 2021 minutes?

Chairman Feldman, Vice Chairman Kunkel, Member Kuns, Member Saunders, Member Shover; Ayes, Member Armbruster, Member Lofland, Member Taylor; Abstain

Can we get a motion to approve August 12th, 2021 Minutes?

Member Lofland motioned to approve, 2nd by Member Armbruster and roll was called upon; Chairman Feldman, Member Armbruster, Member Lofland, Member Kuns: Ayes, Vice Chairman Kunkel, Member Saunders, Member Shover, Member Taylor; Abstain

Chairman Feldman: There is no old business, first item on new business is mercantile for Essie's Bistro and bar, is there anyone here regarding this application? Please state your name and address for the record Dolores Treble 400 Leonard Court Mullica Hill, NJ

Michael Greene 2404 Waterford Rd, Yardley PA, 19067

Herb Scott 1 Cardinal Lane Sicklerville, NJ 08081

Chairman Feldman: Tell us what you are here for today

Delores Treble: We are here to apply for a mercantile license for a new business Essie's

Chairman Feldman: I am sure all Board members are aware of that location, when do you plan on opening?

Delores Treble: It depends on this hearing and the liquor license transfer, we are hoping maybe the end of November, December.

Chairman Feldman: Is there going to be a sign other than what is out there now?

Delores Treble: Maybe later on

Chairman Feldman: It will comply with the code at 40 sq feet? And have you provided anyone for pickup of trash?

Delores Treble: Yes, we will comply, we have not gotten anyone yet for trash but have been in contact with Waste Management when we get to that point

Chairman Feldman: I see you have a minor problem with the Fire Official, has that been resolved yet?

Delores Treble: He has to come back out I believe next week I have to set up a date for him to come back out.

Chairman Feldman: Final approval?

Member Lofland: And the taxes it states here.

Missy Guernon: That has been taken care of already per Joann Watson

Chairman Feldman: Is that the \$4900 fee you are talking about

Missy Guernon: No, that is fines and violations from previous owner that stays with the building that she needs to plan to take care of that.

Chairman Feldman: Were you aware of this fee at settlement? Do you plan on taking care of this?

Delores Treble: I am aware of it now, I will take care of it.

Missy Guernon: The Fire Official stated he would settle for 50% of that fee owed.

Member Armbruster: You might be able to go after the title company if they didn't make you aware of it.

Chairman Feldman: This issue needs to be resolved ASAP. The big issue is naturally parking. Since you have no parking spaces how are you going to accommodate parking

Herb Scott: We are working on that to coordinate try to get permission from the bank and the shopping center across the street to rent parking spaces.

Chairman Feldman: Have you tried to contact Clementon Park?

Delores Treble: We have tried to contact them but no one answered or returned my call

Member Armbruster: I might be able to help and contact the owner, and park management, I spoken to them in May when they were attempting to open, and advised them to contact you regarding to subletting their property, at the post office.

Vice Chairman Kunkel: How many employees are you expecting to have?

Chairman Feldman: Do you have any idea when that building transferred to where it is now? Do you have any authorization or documentation that states when?

Delores Treble: No, I have no idea

Vice Chairman Kunkel: You purchased this in November 2019? It's been a long time

Member Armbruster: They have done a tremendous amount of work to that building, the only thing left original is the shell of the building.

Michael Greene: During one weekend we had a tremendous amount of rain that caused the roof to cave in, we had to get engineers out for the structure to totally rebuild the whole roof.

Vice Chairman Kunkel: So, your hours of operation you have here 11-11 7 days a week.

Chairman Feldman: Do you ever plan to consider opening past 11pm?

Delores Treble: We may, probably Friday, Saturday Sunday but not right now?

Chairman Feldman: You are not going to be able to change that unless you come back to the Board

Member Armbruster: I suggest you plan for the future and ask for it now we will amend the application, that way you will not have to come back to change hours. The Borough does permit to be open till 3am, so I would amend the application now to state such.

Chairman Feldman: Ok, I am going to change your application to 3am.

Delores Treble: Ok, thank you

Chairman Feldman: Does anyone else have any concerns or questions regarding this application?

Vice Chairman Kunkel: That side yard, are you planning on using that outdoor in the summer. Is there a door from the building?

Delores Treble: No, there is not

Chairman Feldman: Is that area planning to be a smoking area?

Delores Treble: It can be

Vice Chairman Kunkel: Your deliveries are you going to have them done before you open?

Delores Treble: Yes, we will try to have them come before open.

Member Armbruster: Advised Delores about the County redoing the bridge on the street, when they do that it may close a good portion of the street off. That could cause some issues at that point. You might want to ask the Borough to amend the traffic there at that time.

Chairman Feldman: On the second floor is there a fire escape that leads outside? It doesn't show on your plans

Delores Treble: Yes, it is outside.

Chairman Feldman looking at the plans

Member Lofland: There is seating upstairs as well

Delores Treble: Yes, there is

Chairman Feldman: Anybody else has any questions or comments? Hearing none I am going to ask for a motion to send this on to Council for their approval, considering the things we mentioned are resolved with the Fire Marshall office, it must be resolved before council grants approval,

Vice Chairman Kunkel motioned to approved, 2nd by Member Lofland and roll call was called upon, All in favor

Chairman Feldman: Ok, best of luck to you, the next item on the agenda is Ammari LLC (No show), next is Bagur LLC what can we do for you?

Abdulla Uzunkaya: I came in for a mercantile license.

Chairman Feldman: So, you are going to have the same used car lot as before, that was previously granted. I am also seeing a sketch that there is a section not showing any side sections

Abdulla Uzunkaya: I will be parking my own cars and the Show area will be the cars I will be showing and the back area is where all the rest will be parked.

Chairman Feldman: There will be no towing on the property?

Abdulla Uzunkaya: There will be no towing on the property

Chairman Feldman: So, it will be just sales, and engine repair no body work

Abdulla Uzunkaya: Just sales minor repairs, no body work.

Chairman Feldman: Tell me what these trailers and buildings are being used for

Abdulla Uzunkaya: Trailer A is for Auto Repair, Trailer B is personal Office, Building B has partial using for office for car dealer Building A is empty. I hired an attorney for subdivision for next meeting,

Chairman Feldman: The mercantile license will be identical as before; the sign will be the same size and location?

Abdulla Uzunkaya: Yes, just like before and the sign will stay the same just name change.

Chairman Feldman: Does anyone have any questions or concerns regarding this application?

Member Kuns: What about the fire lanes?

Chairman Feldman: What about the fines through the Fire Marshalls office, have you contacted them in regards to payment?

Abdulla Uzunkaya: The previous tenant was supposed to pay the fines, I will contact the Fire Marshall's office and take care of that if they have not and pay it.

Chairman Feldman: How about the access road have you figured that out? What is this settlement?

Abdulla Uzunkaya: I will take care of all of that and the inspections

Chairman Feldman: All of this has to be resolved before a mercantile license can be issued. How many employees do you intend to have?

Abdulla Uzunkaya: Right now, 4 employees, 2 mechanics, and 2 salesmen

Chairman Feldman: Will you own and operate this business or lease it out?

Abdulla Uzunkaya: I will own and operate myself

Chairman Feldman: Anyone else have any concerns or questions?

Member Taylor: Under licenses you didn't lost used car dealership license are you planning on getting them?

Abdulla Uzunkaya: I am planning on it, but first have to apply for the mercantile license.

Vice Chairman Kunkle: The trash pickup?

Chairman Feldman: Trash pick up going to be the same as before?

Abdulla Uzunkaya: Yes, same as before

Chairman Feldman: I will ask for a motion but again ask if there's any more questions or concerns?

Member Taylor: I have one more question for volatile explosives or substances you stated no, I am thinking stuff like torch fuel, gasoline, acetone that sort of thing or need to use a propane torch to get a rusted bolt loose

Abdulla Uzunkaya: No, I will do what I have to do to follow the requirements

Chairman Feldman: Again, I will ask for a motion with the stipulation that all these requirements be resolved that we discussed this evening

Member Armbruster motioned to approve 2nd by Vice Chairman Kunkel and roll was called upon; All in Favor

Chairman Feldman: We don't need to be sworn in we just change member criteria. So, I was a Class II and dropping down to Class IV

Chairman Feldman asked the fellow in the audience if he was here for something. His name Cletus from Cletus Towing he was on the agenda the month before and didn't show so, he will have to wait till next month.

Steve Bach: This is Chloe Bach she will be floating around my office. We have 4 things to discuss this evening, First is about Cannabis, Second 168 WHP LLC , Third is the Open Space Recreation reexamination Plan, and the reexamination of the Master Plan, First we will start with the cannabis, planning board looking at cannabis in a parallel track to the master plan which some updates were done last month. The Governing Body is already having a sub committee to review cannabis they already had one meeting so far. Nothing has been formulated. They talked along the WHP corridor and only for retail sales. No specifics, the sub committee is going to review again and come up with stands and how far away from school church preschool, those type of things. Once we have something from the governing body for us to review and look at consistency with the Master Plan, that is what we are weighing in. Nothing for us to do with the cannabis until we receive referral from the Governing body.

Member Armbruster went on to talk about the business district in town, stating that our business district is the center of town.

Steve Bach spoke on 168 White Horse Pike regarding basin fail, everyone has a copy of the memorandum, right corner of the basin with the rain blew it out. They have been put on notice numerous times, and the basin did not function properly. We will not take in any further mercantile until that basin is approved for new site plan. The owner is asking for an administrative approval from this Board or do that have to do an amended preliminary and final site plan. (explained what they are going to do). Steve went on to talk about the reexamination of open space and recreation plan, and Master Plan reexamination, and would like to have this approved January February at the latest. (copies are held at the P/Z office at the Borough hall) asked Missy to research all properties the Borough owns that was bought with Open Space monies, and email to him.

Member Kuns: Where are we with the Leewood property and the taxes?

Member Armbruster explained where we were at at the time

Steve Bach: also explained in detail about tax sale if it meets the approval of tax sale, and Mr. Fink stated he would have them up current

Chairman Feldman asked for a motion to dismiss, All in favor

Adrienne Guernon