

Borough of Clementon

Planning/Zoning Board

September 9, 2021 Meeting

The September 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.

Chairman Feldman: We have no old business, we have new business the swearing in of Christopher Taylor alternate with a 2-year term.

Solicitor Rhodes swore in Christopher Taylor as a member of the Planning and Zoning Board he came up and took a seat on the Board.

Chairman Feldman: Now that you are sworn in we can have a roll call:

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

Chairman Feldman: We have sufficient members in attendance to hear everything on the agenda for this evening. Again, there is no old business, so moving on to new business;

Cletus & Son's mercantile, has been postponed till next months meeting per Planning clerk.

Chairman Feldman: Ok, moving on, next is IOIM Academy, anyone here regarding this mercantile? What can we do for you this evening?

Tanisha Sanders: I am here for a mercantile to change names of a business that used to be called Early Years Schoolhouse. I purchased that business May 24, of this year and changed the name. We did a lot of changes to the inside. Everything inside is a cosmetic upgrade so we painted, got rid of old school furniture and bought upgraded furniture. We have new staff, we want to bring something more prestigious to the community.

Chairman Feldman: I see on your application that the Fire Official did not approve your application have you resolved that yet?

Tanisha Sanders: Well, no inspectors have come out from the township because of not having a mercantile license under the new name. So, I am here today to obtain the license to move forward.

Chairman Feldman: His signature is required for you to get the license so I am a little confused as to what transpired here. His signature is on your application and it is denied.

Tanisha Sanders: I am not really sure I have been in email contact with Mr. Miles, and he stated that I need to get a license for the business and a health certificate along with a fire certificate.

Chairman Feldman: Mayor you have any idea what is going on?

Mayor Weaver: I do not but on one of the pages here, states that there was a second kitchen added on the second floor on the drawings, maybe that is the hold up

Chairman Feldman: DO you have any idea Mark?

Member Armbruster: No, I do not

Tanisha Sanders: There has not been any additional kitchens installed, any additional bathrooms, There is only one kitchen

Mayor Weaver: So, here on the application where it says second floor it has a question mark(?) and NEW (?) the question here is there going to be a kitchen added to the second floor.

Vice Chairman Feldman: Who did these drawings?

Tanisha Sanders: Those drawings were done by the previous owner that I found in a file. I think that area on the second floor is just where kids were eating. It is not a kitchen per say.

Vice Chairman Kunkel: When did you purchase this business?

Tanisha Sanders: May 24th, 2021

Vice Chairman Kunkel: Well his signature is August 2, 2021 when he denied

Tanisha Sanders: He did not come to the property

Member Armbruster: He might have just reviewed that plans and denied based on visual view, and code.

Solicitor Rhodes: You best bet is to submit a revised second floor drawing, showing NO kitchen, Kitchen sometimes reflect as cooking area. If that is put there with no construction permits that becomes a problem. So, you need to submit some revised drawings of what actually exists. Place where kids eat, label it a lunchroom

Member Armbruster: Make sure Mr. Zuggi gets in contact with you, so you can review why it was denied and correct the situation

Chairman Feldman: Make sure that you resolve that before it goes to council, they will not issue that license without Mr. Zuggi's signature. When do you want to start operation?

Tanisha Sanders: When I took over the business the licensing was still good, so we have been operating. There are kids that were enrolled that will be staying there for the duration. Business has been going on as usual

Solicitor Rhodes: It would be important to get that corrected as quickly as possible.

Member Kuns: How many students do you have?

Tanisha Sanders: Right now, we have 15

Vice Chairman Kunkel: How many employees do you have?

Tanisha Sanders: 5 including myself

Chairman Feldman: How many parking spaces do you have available.

Tanisha Sanders: We have at least 10

Chairman Feldman: How can you verify that?

Tanisha Sanders: There are lined spots and there is also a 2-car garage we can use as well.

Vice Chairman Kunkel: The signage you have up there are you going to change it or have you changed it? You stayed within the same parameter?

Tanisha Sanders: It has already been changed, yes same parameter

Member Kuns: Will you be spending most of your time at the Clementon location or one of your other locations?

Tanisha Sanders: I have 5 locations, so my goal is to rotate between locations to make sure operations are going correctly, but when I am not there I have an assistant in my place to make sure everything is going smoothly

Secretary McKelvey: Your child care license says its expired do you have another one on the way?

Tanisha Sanders: We have been issued a new license since, I will have attached that to the new drawing

Chairman Feldman: I see you have a federal ID number what is that attached to. Are you an LLC

Tanisha Sanders: It is the state ID number that the state gives you, yes, I am an LLC

Chairman Feldman: We are still trying to figure the parking spaces allotted for that type of business, you said the sign is the existing?

Tanisha Sanders: Yes, I just took the old name out and replaced with my name

Secretary McKelvey: Do you have any students under 21/2 years?

Tanisha Sanders: We have one student that is 1 years old

Chairman Feldman: Do you have a lot of trash?

Tanisha Sanders: We have a dumpster out there that gets picked up every Monday

Chairman Feldman: Does anyone else have any questions or concerns with this applicant? So, we haven't found any information yet regarding the number of spaces per square footage that is required. If that is a problem we will reach out to you at a different time. I don't know if Council is going to give a license until this thing with the Fire Marshall is resolved. Anyone can reach out to him on her behalf and get this resolved?

Mayor Weaver stated he would, and if he comes up with any problems we will contact you, hopefully get resolved before the next council meeting.

Everyone wished applicant well, no vote was taken.

Chairman Feldman: Lost Souls is on agenda not here.

Steve Bach: I want to put the Master Plan and Open Space & Recreation Plans on the agenda. I need you to look them over and this is a starting point. Please give any feedback or questions. I just at this point want to get our feet wet and get a draft of these.

Members went on to talk about the Rossi and what is on it for Open Space. Our Rossi is all Municipal owner parcels. So, the objective is to get both of these adopted by the end of this year.

Chairman Feldman asked about where Xtreme Auto is to make that whole block commercial, because of the traffic. Went into the discussion as rehabilitation and redevelopment areas and parcels.

Member Armbruster: We have most of the White Hose Pike and part of Ohio Ave as redevelopment areas. The area of Xtreme auto I would be hesitant making that commercial because of the proximity to the school. What type of development went in there because of the school.

Steve Bach: We can make that a recommendation for the Master Plan. Those parcels a candidate a zoning area.

Discussion continued regarding rehabilitation area, and affordable housing.

Steve Bach: Another thing I did regarding Cannabis, Ordinance I know we didn't opt out. I need a copy of the Ordinance.

Member Armbruster: We put together a sub committee on council in regard to this. The area for retail sales recommendations where they would fit into our current zoning. Maybe opt out of growing but retail sales we could accommodate.

Discussion continued regarding this topic.

Chairman Feldman: Before you go could you give us a run down of the Leewood property.

Steve Bach: As you know to this date they have been compliant, major sub division has just come in they did all their performance guarantees, the Dollar tree it stands, no other mercantile are to come in there until this basin is figured out and they comply. I spoke with the engineer and it will have to be a filter and sand bottom.

Member Armbruster: Cam care bought a piece of property next door that had a house and tore it down, my understanding their plan is to extend their parking. With the impervious cover with them blacktopping it is the Storm Water for drainage a problem.

Steve Bach: They would still have to abide by the Ordinance, to meet the Stormwater regulations, they will have to come before the Board for approvals prior to turning into a parking lot.

Chairman Feldman: Anything else?

Member Kuns: Has Leewood paid his taxes

Member Armbruster: I will have to check with the tax collector.

Solicitor Rhodes: My recollection is that they would pay those taxes before approval for applications for permits for construction permits.

Steve Bach: I will follow up on that

Chairman Feldman: Dismissed meeting at 2000hrs