

JOINT LAND USE BOARD

MEETING MINUTES

JANUARY 9, 2025

The January 9, 2025 meeting of the Clementon Joint Land Use Board was called to order by Solicitor Rhodes. It was announced that the meeting has been properly advertised and posted pursuant to the N.J.S.A. 10:4-6, The Open Public Meetings Act. The meeting then opened with the salute to the flag and called to order at 7:05 p.m. by Solicitor Rhodes.

ROLL CALL: Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member Saunders, Member Lofland, Member McKelvey, Member Galenzniak. Absent: Mayor Weaver. Also, in attendance were Bach Associates and Solicitor Rhodes.

OLD BUSINESS: NONE.

NEW BUSINESS:

Solicitor Rhodes addressed the Board as to nominating/electing new officers. Solicitor Rhodes advised that Joe Feldman, the previous Chairman had resigned and therefore making his seat vacant. Solicitor Rhodes opened up the floor to the Board for nominations for Chairman. Nominations were as follows:

Member Saunders nominated Lynn Lofland

Secretary Taylor seconded that nomination

Vice-Chairman Kunkel nominated Christopher Taylor

Member Franks seconded that nomination.

As there were no other nominations roll call was taken:

Vice-Chair Kunkel – Chris

Secretary Taylor – himself

Member Franks – Lynn

Member Saunders – Lynn

Member Lofland – herself

Member McKelvey – Lynn

Member Galenzniak – Lynn

With the votes being two for Chris Taylor and 5 votes for Lynn Lofland, Lynn Lofland was nominated as the new Chairwoman.

Chairwoman Lofland asked for nominations for the Vice-Chair position. Member Franks made a motion to nominate Ed Kunkel which was seconded by Chairwoman Lofland. Solicitor Rhodes asked if there were any other nominations. There were none and roll call was taken:

Chairwoman Lofland – yes

Vice-Chairman Kunkel – yes

Secretary Taylor – yes

Member Franks – yes

Member Saunders – yes

Member McKelvey – yes

Member Galenziak – yes.

Chairwoman Lofland asked for nominations for the Secretary position. Member Franks made a motion to nominate Christopher Taylor, which was seconded by Member McKelvey. Solicitor Rhodes asked if there were any other nominations. There were none and roll call was taken:

Chairwoman Lofland – yes

Vice-Chairman Kunkel – yes

Secretary Taylor – yes

Member Franks – yes

Member Saunders – yes

Member McKelvey – yes

Member Galenziak – yes.

Chairwoman Lofland asked for nominations for the Board Engineer. Member McKelvey made a motion to nominate Bach Associates, which was seconded by Member Franks. Roll call was taken.

Chairwoman Lofland – yes

Vice-Chairman Kunkel – yes

Secretary Taylor – yes

Member Franks – yes

Member Saunders – yes

Member McKelvey – yes

Member Galenziak – yes.

Chairwoman Lofland asked for nominations for the Board Solicitor. Vice-Chairman Kunkel made a motion to nominate Peter Rhodes, Esquire, which was seconded by Member McKelvey. Roll call was taken.

Chairwoman Lofland – yes

Vice-Chairman Kunkel – yes

Secretary Taylor – yes

Member Franks – yes

Member Saunders – yes

Member McKelvey – yes

Member Galenziak – yes.

OTHER MATTERS:

PUFF & PLAY QUICK STOP – 54 PARK BLVD. MERCANTILE LICENSE:

Chairwoman Lofland – You are the new owner?

Mr. Patel – Yes.

Chairwoman Lofland asked Mr. Patel if he was changing his hours. Mr. Patel advised yes. Chairwoman Lofland asked about the sign, trash and propane. Mr. Patel advised that the sign was going to stay the same size but just will be changing the logo. As to the propane and trash nothing will change.

Vice-Chairman Kunkel asked about employees, parking and lighting. Mr. Patel advised that there would be one or two employees and the parking and lighting there will be no change. Vice-Chairman Kunkel advised he had no objections.

Member Galenziak asked Mr. Patel what does he mean on his application when it says selling tobacco? Mr. Patel replied cigarettes. Member Galenziak asked no paraphernalia, pipes or crayden? Mr. Patel advised no, just hookas.

Chairwoman asked if anyone from the public was in attendance as to the mercantile license application. No one was in attendance. Chairwoman Lofland asked for a motion to send to council for approval. Vice-Chairman Kunkel made a motion, seconded by Member Franks. Roll call was taken. Ayes: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member McKelvey, Member Franks, Member Saunders, Member Galenziak.

RESOLUTION 2024-10 SOUTHERN STATE REAL ESTATE, LLC - 161 OHIO AVENUE - USE VARIANCE WITH THE FOLLOWING CONDITIONS. Solicitor Rhodes read the conditions, which were the following: The applicant shall and prepare and submit a grading plan for review by the Board's Engineer and Borough Engineer must conform to the recommendations of these engineers before any building permits may be issued. The house shall be built in conformance with the plans submitted and only after received the appropriate construction permits. Applicant shall obtain all other necessary outside approvals and permits. Chairman Kunkel motioned to approve, seconded by Member Franks and motion was carried upon the call of roll. Ayes: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member Saunders, Member Galenziak. Member McKelvey abstained.

ZONING REPORT – NONE.

The Board Members discussed changing the time to the meetings from 7:00 pm to 6:30 pm. Member McKelvey advised that council changed their meetings from 7:00 pm to 6:00 pm. There were no objections by the Board to change the hours from 7:00 pm to 6:30 pm.

Vice Chairman Kunkel motioned to adjourn the meeting at 7:45 pm, seconded by Member McKelvey and hearing none opposed, motion was carried.

Lisa West 
Planning/Zoning Board Secretary