

JOINT LAND USE BOARD

MEETING MINUTES

MARCH 13, 2025

The March 13, 2025 meeting of the Clementon Joint Land Use Board was called to order by Chairwoman Lofland. 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 6:30 p.m. by Chairwoman Lofland.

ROLL CALL: In attendance - Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member McKelvey, Member Galezniak. Absent: Mayor Weaver, Member Saunders, Alternate D'Amato, Alternate Freiling. Also, in attendance Solicitor Rhodes.

APPROVAL OF MINUTES: NONE

OLD BUSINESS: NONE.

NEW BUSINESS:

MAGIC SCOOPS – 144 BERLIN ROAD – MERCANTILE LICENSE APPLICATION

Chairwoman Lofland – Tell us your name. You are going to sell water ice and tacos? Tell us your name. Does he have to be sworn in?

Solicitor Rhodes swears in applicant and asks the applicant to state their full name.

Applicant answers Ernest Moore, II.

Solicitor Rhodes – Okay.

Chairwoman Lofland asks if this going to be inside the park? Mr. Moore advises yes.

Chairwoman Lofland asks if the hours are Monday thru Saturday 11 to 7 and if that when the park is open? Mr. Moore replies yes.

Chairwoman Lofland advises Mr. Moore that attached to his application, that the fire safety office was not able to review his application because there was not a location inside Clementon Amusement Park that references what building he will be operating out of.

Vice-Chairman Kunkel added that a lot of times when the park is closed, there is no one there to direct you on where you are going to be. So, the problem is, he was not able to inspect the building. So, once the fire safety office knows where it is he can inspect it.

Chairwoman Lofland asks Mr. Moore if he knows exactly where it is? Mr. Moore advises that it is right in front of the water ice stand next to the taco stand.

Chairwoman Loftland advises Mr. Moore that the Park owes 4th quarter taxes for 2024 and first quarter taxes for 2025. Vice Chairman Kunkel advises Mr. Moore that at least he can go over everything and when the Park settles you can get approved and that is why he is here.

Vice-Chairman Kunkel asks how many employees he is going to have at that location, as well as about the trash, signage, parking, deliveries and lighting.

Mr. Moore advised that he will have five employees at that location everyday. Trash will be taken care of by the park. Sign is already there and there will be no changes. Deliveries will be taken into the park by way of a cart. Vice-Chairman Kunkel mentions that the lighting is already there and parking will not be a problem as there is plenty of parking.

Chairwoman Loftland asks Mr. Moore is he has something from the Board of Health. Member Galezniak asks if he already has it or does he have to get it. Mr. Moore replies that he filled out documentation and that the Park will be obtaining the certificate.

Vice-Chairman Kunkel advises Mr. Moore that he has to contact the fire official so he can go to that building and that would be the last thing we would need and then we can pass this on to council for approval.

Vice-Chairman Kunkel asks Mr. Moore if there are any questions for us?

Member Galezniak advises Mr. Moore that we will need a copy of the health certificate. Mr. Moore replies yes.

Chairwoman Lofland asks for a motion to approve. Member Franks makes the motion to approve the mercantile license pending the taxes being paid by the Park and the issue with the fire safety office resolved. Vice-Chairman Kunkel seconded. All Ayes: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member McKelvey, Member Galezniak.

KINETIC KINKS - MERCANTILE LICENSE APPLICATION

Chairwoman Lofland asks that applicants to please come forward so they can get sworn in. Solicitor Rhodes swears in both applicants Ashleigh Gibbons and Tyrone Tucker.

Chairwoman Lofland asks if they are taking over the Cut and Curl that was previously there. Ms. Gibbons advises her yes and that both the applicant's will be working there and that they will be the only employees there at this time.

Chairwoman Lofland asks Ms. Gibbons if there will be any changes inside and as to signage outside. Ms. Gibbons advises that it was a salon before so no changes will be made and that the sign will be updated to reflect her business but that the sign will stay the same size.

Vice-Chairman Kunkel asks about the trash. Ms. Gibbons advised that there is already a dumpster there which is provided by Mr. Russ and that she will be utilizing that dumpster. As for deliveries maybe Amazon but that would be about it. Licenses will be kept up-to-date. A temporary mercantile will be issued contingent on the Board's vote.

Chairwoman Lofland asks for a motion to approve. Member Franks makes the motion to approve, Vice-Chairman Kunkel seconded. All Ayes: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member McKelvey, Member Galezniak.

HARPER'S DISCOUNT LIQUORS

Solicitor Rhodes sworn in Mr. Patel. Mr. Patel purchased Harper's and advised that nothing will be changing. Deliveries come Tuesday and Thursdays. Taxes are due for second quarter taxes are due. Mr. Patel will check to see what is owed. Code Enforcement Officer, Nick Sapio advised Mr. Patel that the corner of Gibbsboro Road needs to be cleaned up of all of the trash. Member Galezniak asked about the plumbing being capped off. Mr. Patel advised him that it was taken care of.

Chairwoman Lofland asks for a motion to approve. Vice-Chairman made a motion to approve, Member Franks seconded. All Ayes: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member McKelvey, Member Galezniak.

Gregory D'Amato was sworn in by Solicitor Rhodes as a Board Member.

Vice-Chairman Kunkel motioned to adjourn the meeting at 7:30 pm, seconded by Member McKelvey and hearing none opposed, motion was carried.

Lisa West



Planning/Zoning Board Secretary