

JOINT LAND USE BOARD

MEETING MINUTES

MAY 8, 2025

The May 8, 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 6:31 p.m. by Chairwoman Lofland.

ROLL CALL: Chairwoman Lofland, Vice Chairman Kunkel, Secretary Taylor, Member Franks, Member Saunders, Member McKelvey, Alternate D'Amato, Alternate Freiling. Absent: Mayor Weaver, Member Galezniak. At the time of Roll Call Member Saunders was absent but then attended the meeting later. Also, in attendance was Sean McBratnie, Esquire.

OLD BUSINESS: Clementon Garden Center – Mercantile License:

Chairwoman Lofland inquired if anyone was in attendance as to the Garden Center. However, at the time of inquiring no one was in attendance.

NEW BUSINESS:

KOOL BEANS - MERCANTILE LICENSE:

Chairwoman Lofland inquired if anyone was in attendance and to state their name and address. Applicant stated his name, William Martz, 15 Buckeye Road in Swedesboro. Mr. McBratnie of Solicitor Rhodes office swore in the applicant. Vice-Chairman Kunkel stated that the applicant stated in their application that the day and year the business was acquired was on July 25, 2025, which was in the future. Mr. Martz indicated that his wife filled out the application and that the business was acquired in November of 2024.

Vice-Chairman Kunkel asked if the truck is going to be parked inside the Park and Chairwoman Lofland stated it was her understanding that the truck runs on a battery, not a generator. Mr. Martz explained that basically it is like a cell phone on wheels. It has a lithium ion battery, so it just has to be charged. It runs all the operations inside the truck, the cabin and the front of the truck is gas, like a normal truck. It was asked by Vice-Chairman Kunkel if the truck will be permanent in the Park. Mr. Martz stated that when the Park first opens for business for the first couple of weekends they will be moving the truck in and out of the Park so they can keep it moving during the week. Once the Park is open seven days a week, they will be permanent until the Park closes for the season. Vice-Chairman asked what would they be selling. Mr. Martz advised they will be selling hot and cold coffee beverages and also refreshers. Vice-Chairman Kunkel asked if Mr. Martz has something from the health department. Mr. Martz stated yes since 2020 and every year they are certified by Camden County.

Vice-Chairman Kunkel then asked if Mr. Martz knew where they were going to be located in the Park. Mr. Martz stated that he was there a few times for meetings and believes that he can give a description. He stated that where the offices are they will be just to the right of them. He thinks that there was a trailer there originally and someone was selling in that spot last year. The truck will be parked there. Mr. Martz stated when he looks out of the truck window to serve that the waterpark is in front of them so customers will not be able to go behind the truck and there is power access to charge the truck behind them. There is also a gray water attachment, so any waste water will go down there. The Vice-Chairman asked how many employees will the applicant have. Mr. Martz stated one or two, depending on how business goes. Vice-

Chairman Kunkel asked what they will be doing to get rid of their trash. Mr. Martz stated that he assumes that the Park has a place for them to put the trash. If not, he advised they can take it with them.

Chairman Kunkel asked if there is going to be any hazardous materials on the truck, and if the signage is just on the side of the truck. And if they are going to put any additional signage out. Mr. Martz stated no. He also stated that there is a monitor on the truck that has short videos and that it goes through to let customers know what they serve.

Chairwoman Lofland asked if there were any other questions from the Board. Member Franks asked if the Park paid their taxes. Planning Board Secretary, Lisa West, advised Member Franks that the Park was caught up enough on their taxes where the Borough could issue mercantile licenses. Chairwoman Lofland asked if anyone from the public would like to speak on this issue. There was none.

Chairwoman Lofland asked for a motion to approve the mercantile license for Kool Beans. Vice-Chairman Kunkel motioned to approve and Member Franks seconded and the motion was carried upon the call of roll. Ayes: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member McKelvey, Alternate D'Amato, Alternate Freiling.

CLEMENTON GARDEN CENTER:

Chairwoman Lofland advised that we would return to the mercantile license application for Clementon Garden Center. Mr. McBratnie sworn in the applicant. Chairwoman Lofland asked the applicant to state her name and address. Applicant stated her name, Tara Cravins, 112 Maple Avenue, Waterford Works, NJ 08089. Chairwoman Lofland addressed the Board that the applicant is applying for a mercantile license. The applicant provided testimony stating that they are selling mulch, stone, sand, soil, firewood, plants, shrubs, flowers, shovels, bagged mulch, and bagged rock.

Vice-Chairman Kunkel indicated to the applicant that when they first appeared before the Board they were selling products as a Garden Supply. He also indicated that he has noticed the changes that they have made as to the vehicles not being parked on the premises and the storage areas look good. Ms. Cravins thanked Vice-Chairman Kunkel. Vice-Chairman Kunkel addressed the Board and Ms. Cravins as he does not know what other questions the Board would have for the applicant as Ms. Cravins has complied with what the Board requested at the last meeting.

Chairwoman Lofland referred to the sign for the business. Ms. Cravins advised they are redoing the sign and that it will be within the 30 square feet requirements. Also, Ms. Cravins was asked about the lighting. She advised that they fixed the lighting so that they could see and eventually they would like to add lighting to the sign.

Mr. Sapio then referred to the Board to ask them to confirm that the B-1 Zone allows this use as it is not listed as a permitted use. Chairwoman Lofland advised Mr. Sapio that it was a garden center originally so they are considering it as pre-existing use. It was also previously established it was allowed because it was a flower shop before the garden center.

Therefore, Chairman Lofland asked the Board if they had any more questions for the applicant. Board advised they did not. Chairwoman Lofland asked if anyone in the audience was here for this. There was none. Chairwoman asked for a motion. Chairman Kunkel made a motion to approve the mercantile license for Clementon Garden Center, Member Saunders seconded and the motion was carried upon the call of roll. Ayes: Chairwoman Lofland, Vice-Chairman Kunkel, Secretary Taylor, Member Franks, Member McKelvey, Alternate D'Amato, Alternate Freiling.

PUBLIC PORTION:

Dave Giambri – Giambri’s Candy, Brand Avenue, Clementon.

He was advised by Mayor Weaver to come to the meeting and give the Board and give an update as to what he is doing. Mr. Giambri advised that he has purchased the property at 181 White Horse Pike, which is a vacant 12-acre lot. He had been clearing out the lot. However, he has met with the Shade Tree Commission as to same. Additionally, Mr. Giambri advised that his next step would like to be to make a 25-foot driveway out the White Horse Pike and he would like to put stone down to for parking and for his truck to do out to the White Horse Pike. He asks the Board what is the next step? Does this require permits, plans?

Board advised Mr. Giambri that he should seek the advice of our Board Engineer, Steve Bach or that he should seek the advice of an attorney.

OTHER MATTERS: None.

ZONING REPORT: No report was given at this time.

Vice Chairman Kunkel motioned to adjourn the meeting at 7:15 PM, seconded by Member Lofland and hearing none opposed, motion was carried.

Lisa West
Planning/Zoning Board Secretary