

## JOINT LAND USE BOARD

### MEETING MINUTES

JUNE 12, 2025

The June 12, 2025 meeting of the Clementon Joint Land Use Board was called to order by Vice-Chairman Kunkel. 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 Vice-Chairman Kunkel.

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

#### **APPROVAL OF MINUTES:**

**MINUTES OF THE MAY 11, 2023 PLANNING/ZONING MEETING-** Member Franks motioned to approve with a second by Secretary Taylor and motion was carried upon the call of roll. Ayes: Vice-Chairman Kunkel; Secretary Taylor; Member Franks, Member Galezniak and Alternate Freiling.

**MINUTES OF THE MAY 8, 2025 PLANNING/ZONING MEETING-** Member Franks motioned to approve as presented with a second by Secretary Taylor and motion was carried upon the call of roll. Ayes: Vice-Chairman Kunkel; Secretary Taylor; Member Franks; Member Galezniak and Alternate Freiling.

#### **OLD BUSINESS: NONE**

#### **NEW BUSINESS:**

#### **COOL BREEZE WATER ICE - MERCANTILE LICENSE:**

*Vice-Chairman Kunkel* - So, Cool Breeze, Water Ice. Step forward, please.

*Solicitor Rhodes* - Tina Carter. Who's going to talk? Tina? Are you going to do the talking? Okay. You're going to talk? Okay. And if you would each state your name and address slowly, because we're recording it and we'll transcribe it later. Thank you. Joseph Hudson, 55 Country Club Road, Willingboro, New Jersey, 08046. Thank you. Tina Carter, 55 Country Club Road, Willingboro, New Jersey, 08046. That's pretty close. Okay.

*Vice-Chairman Kunkel* - Cool Breeze, Water Ice, Frozen Treats and Eats. Yes. And you're going to be in the Clementon Park and Splash World.

*Joseph Hudson* - Yes.

*Vice-Chairman Kunkel* - And you're going to have a structure in there. Okay. Describe what your product is and how you serve it and the number of employees.

*Joseph Hudson* - Water ice and ice cream, soft serve, and hard ice cream. We have freezers in there. We actually have a batch machine that gently makes that ice cream, soft serve, and it just pushes three handles. So, we have like one side the vanilla, second side the chocolate, middle will be a swirl.

*Vice-Chairman Kunkel* - So you're going to conform to the hours that the park is open?

*Joseph Hudson* - Yes.

*Vice-Chairman Kunkel* - So it's seven days a week?

*Joseph Hudson* - Well, we just got a notification just probably about an hour or so ago that they're not having Mondays and Tuesdays, but right now it's going to be five days.

*Vice-Chairman Kunkel* - So are there going to be closed Mondays and Tuesdays? Is that what you're saying?

*Joseph Hudson* - We'll have special Mondays and Tuesdays, but they will notify us.

*Secretary Taylor* - We should probably have all seven days, right?

*Vice-Chairman Kunkel* - Yeah. We'll list them just in case and where you're covered. So, you have in here 12:30 to 9 p.m.?

*Joseph Hudson* - Correct.

*Vice-Chairman Kunkel* - Okay. And the location is a 900-square-foot building? Is that what it is?

*Joseph Hudson* - Yeah. Building number two.

*Vice Chairman Kunkel* - There's a notation, too, that this is \$60 due for registration. Did you take care of that?

*Joseph Hudson* - Yeah. That's got to be taken care of.

*Vice-Chairman Kunkel* - How many employees are you?

*Joseph Hudson* - One to four. One to four.

*Vice-Chairman Kunkel* - You don't have any signage on the outside of here? Yes. How big is that going to be? It's going to be close. It's like the cabinet is set up on here. It's going to be kind of rounded. It's less than 40 square feet? Yes. You don't have any hazardous materials that you're going to have? No. How about your trash and stuff? Is the park going to take care of that? Yes.

*Member Galezniak* - Is there hot food and hand-dipped ice cream being served?

*Joseph Hudson* - No.

*Member Galezniak* - No hand-dipped? Well, just the water ice and hard ice cream.

*Joseph Hudson* - Yeah, hard ice cream. That's what I mean.

*Member Galezniak* - And you have the hand-washing sink and three-compartment sink, all that, and health inspections.

*Joseph Hudson* - Yeah.

*Vice-Chairman Kunkel* - How about deliveries? Are you going to be bringing in deliveries or something?

*Joseph Hudson* - No.

*Vice-Chairman Kunkel* - You're going to have deliveries made prior to the park opening?

*Joseph Hudson* - No. Yeah.

*Vice-Chairman Kunkel* - Food deliveries or materials?

*Joseph Hudson* - No, no, no. All I think we're just going to be bringing in water ice. We have to get it manufactured and bring it ourselves.

*Vice-Chairman Kunkel* - Okay. So, you're going to take care of that?

*Joseph Hudson* - Yes. We actually make all the ice cream and water ice.

*Vice-Chairman Kunkel* - Any other questions by the board?

All answered No.

*Vice-Chairman Kunkel* - Okay. Okay. You're aware that we vote on this, and then we vote to pass this on to council, and council actually issues the mercantile license. The next meeting for council is June 17th. You don't have to appear for that. They go through it. No issue. Do you have any questions? Do we have a motion to accept this mercantile license? Member Franks made a motion to approve seconded by Secretary Taylor. Ayes: Vice-Chairman Kunkel; Secretary Taylor; Member Franks; Member Galezniak; Alternate Freiling.

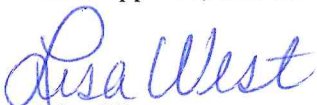
**PUBLIC PORTION:**

Jeremy Romano, from Reckhouse, LLC, spoke as to exploring the option of opening a cannabis retail business at 168 White Horse Pike. Mr. Romano advised that he has a letter of intent, certifications and has confirmed that it is in fact in a B-2 Zone. However, he is not asking for any approvals just introducing himself. Solicitor Rhodes advised Mr. Romano that our ordinance is specific as to cannabis. Mr. Romano advised that he has familiarized himself with our ordinance. However, Solicitor Rhodes suggested that Mr. Romano seek legal advice and will look forward to seeing him in the future.

**OTHER MATTERS:** None.

**ZONING REPORT:** No report was given at this time.

Secretary Taylor motioned to adjourn the meeting at 6:50 PM, seconded by Member Franks and hearing none opposed, motion was carried.



Lisa West  
Planning/Zoning Board Secretary