

JOINT LAND USE BOARD

MEETING MINUTES

APRIL 9, 2026

The April 6, 2026 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 6:35 p.m. by Chairwoman Lofland.

ROLL CALL: Chairwoman Lofland, Vice-Chairman Kunkel, Member Franks, Member Saunders, Alternate Freiling. Absent: Mayor Weaver, Member McKelvey, Secretary Taylor. Also, in attendance was Steve Bach from Bach Associates and Solicitor Rhodes.

APPROVAL OF MINUTES: Approval of the July 10, 2025 minutes. A motion was made by Vice-Chairman Kunkel and seconded by Alternate Freiling. Roll call was taken and seeing no objections the minutes were approved.

OLD BUSINESS: NONE.

NEW BUSINESS:

LAUNDRY ROOM – 328 WHITE HORSE PIKE – MERCANTILE LICENSE, CHANGE OF OWNERSHIP

Chairwoman Lofland - We have no business, so we're on to new business, and we will start with the mercantile license for the laundry room. Who's here for that? Come on up.

Solicitor Rhodes - Raise your right hand, solemnly swear the testimony you give before the board will be the truth, so help you God. And would you please state your name and address for the record.

Josh Faust. My address is 328 Whitehorse Pike.

That's where you live?

Mr. Faust - No, that's the address.

Vice-Chairman Kunkel - No, your address.

Mr. Faust - My address is on 196 Downing Avenue in Mount Royal.

Vice-Chairman Kunkel - I was going to say, you're really dedicated.

Chairwoman Lofland - All right, so tell us about your business.

Mr. Faust – So, I acquired the laundry room, just the laundry mat for local use. We are a laundry pool as well to help out, you know, some people that are unable to do their own laundry. We're also working on, you know, obviously picking up the place a little bit.

You know, on the building, just the business. That's pretty much it.

Vice-Chairman Kunkel - So it's a change of ownership.

Mr. Faust - Yeah, correct.

Vice-Chairman Kunkel - How many employees are you going to have at this location?

Mr. Faust - Just me and my family right now.

Vice-Chairman Kunkel - I'm going to take care of it.

Mr. Faust - Yeah.

Vice-Chairman Kunkel - Okay. It doesn't create any trash, does it?

Mr. Faust - So as far as, like, recycling, we do have recycling and waste services set up here with independent waste solutions. So obviously separating waste and recycling.

Vice-Chairman Kunkel - Where will that be put out back? Dumpster?

Mr. Faust - Yep, rear of the building. There are two dumpsters, one for recycling and one for trash. We'll move it up.

Vice-Chairman Kunkel - The business, what's the hours? Is it going to be closed at any time?

Mr. Faust - Yeah. So, the hours operation are 5.30 a.m. to 9.00 p.m.

Vice-Chairman Kunkel - Okay. Seven days a week?

Mr. Faust - Seven days a week.

Vice-Chairman Kunkel - Do you have any change in the signage that's going to be out there?

Mr. Faust - No.

Chairwoman Lofland - There's plenty of parking in there.

Mr. Faust - Yes.

Chairwoman Lofland - Hazardous materials?

Mr. Faust - No.

Vice-Chairman Kunkel - Okay. How about deliveries? Do you have any deliveries for any of your products or soap or anything like that? Are you going to take care of that?

Mr. Faust - So I do take care of that, but I actually pick that up from Philadelphia. Jetro, or there's another gentleman that we use that's actually in Staten Island that wholesales it. So, I actually go up and I pick it up from there.

Vice-Chairman Kunkel - Okay. So, when did this transition take place?

Mr. Faust - February 2nd.

Chairwoman Lofland - Okay. Okay, anybody on the board have any questions? Anybody in the audience? Then I'll make a motion.

Vice Chairman Kunkel made a motion to accept this mercantile license and transfer it on to council for approval. Member Saunders seconded the motion.

Chairwoman Lofland - Do we need to make a condition about the background check?

Vice-Chairman Kunkel - Yes. Background check.

Mr. Faust - I did get fingerprinted.

Member Franks - They haven't sent it to us yet.

Chairwoman Lofland - They haven't sent it to us yet. It's just a matter of getting it to us.

Mr. Faust - I got it. Yeah, I did that back in... I talked with Lisa and Nick and we got that straight away right after it was imposed on us.

Member Franks - Everybody's getting the same thing.

Mr. Faust -Okay.

So, we have a motion and a second. Roll call, please. Chairwoman Lofland – Yes. Vice-Chairman Kunkel – Yes. Member Franks – Yes. Member Saunders – Yes. Alternate Freiling – Yes.

The Planning/Zoning Board Secretary advised the Board that the next council meeting will be on the 21st of April.

Vice-Chairman Kunkel advised Mr. Faust that his attendance is not required and that if he had any questions he can contact the Planning/Zoning Board Secretary.

SWEET SMILE – 144 BERLIN ROAD – MERCANTILE LICENSE

Chairwoman Lofland - Next we have Sweet Smile by QK.

Hello.

Solicitor Rhodes - Good evening.

Solicitor Rhodes - Raise your right hand, solemnly swear the testimony you give before the board will be the truth, so help you God. And would you please state your name and address for the record.

Qurat Khalid, 55 Glen Bernie Drive, Sicklerville, NJ 08081

Chairwoman Lofland - Okay. Okay. And this is going to be inside the park.

Ms. Khalid - Yes.

Chairwoman Lofland - Okay. And tell us about your business, please.

Ms. Khalid - It's a party entertainment business, a service business. I do face painting, henna, glitter tattoos, all safe. It's no chemicals.

That's the safest thing to do in any business. So, I'm happy to share my experience. Since the party, I've been doing decorations, but I'm not doing it there. So, we service at home. I do face painting, henna, balloon twisting. It's not the kind of thing that you see in the office.

Vice-Chairman Kunkel - How long have you been doing this?

Ms. Khalid - Three years.

Vice-Chairman Kunkel - Do you have another location?

Ms. Khalid - No.

Vice-Chairman Kunkel - So when you have been doing this, how have you done it? Did you go to locations or?

Ms. Khalid - So how I've done it, I have my own Instagram, Facebook page, where I have private events, and I've been doing fairs, where I take people for tables, booth events.

Vice-Chairman Kunkel - How many employees do you usually have that assist you in this? Just yourself?

Ms. Khalid - Just myself and my kids.

Vice-Chairman Kunkel - Oh, okay. Where are you going to be located in the park? Did they give you a location?

Ms. Khalid - Yeah. Somebody called me last week asking that question. I asked that. They did tell me, but I don't know if they showed me, but I don't know how to tell you exactly. So, I think he spoke to someone and wrote something about a coordinator at the park.

Vice-Chairman Kunkel - Okay.

Ms. Khalid - So I know if that's the way I can be shown, it's like a booth, which used to be someone was there at the gaming station for that.

Alternate Freiling - It was probably near a train. The train stops probably in front of it.

Vice-Chairman Kunkel - Okay. So, it's an open front? You don't go into this place. It's open. They walk up to you at the front of the booth?

Ms. Khalid - Yes. Okay. Yes, that's how it was explained to me.

Vice-Chairman Kunkel - So, you're going to be the same days that the park is open, seven days, and you're going to use the same hours when they open and close? Are you going to go earlier or later?

Ms. Khalid - No, that's it.

Vice-Chairman Kunkel - Okay.

Chairwoman Loftland - Okay. Any other questions? Okay. So, we just recommend that you get the license because we recommend it to the council. And they have to approve it.

Chairwoman Loftland advised Ms. Khalid that the next council meeting will be on April 21st and that her attendance is not required. Member Franks also advised that the tax collector denied the mercantile application due to the fact that taxes were owed. Vice-Chairman Kunkel advised Ms. Khalid that this is a Park issue and not hers. Also, the mercantile application approval will be contingent on the background check that is pending with the police department.

Chairwoman Loftland asked for a motion.

Vice-Chairman Kunkel made a motion to approve contingent on the background check. Member Saunders seconded. Roll call was taken. Chairwoman Loftland – Yes. Vice-Chairman Kunkel – Yes. Member Franks – Yes. Member Saunders – Yes. Alternate Freiling – Yes.

The Board Members wished her luck.

JANA'S HAIR STUDIO – 168 WHITE HORSE PIKE – MERCANTILE LICENSE

Chairwoman Loftland - Okay. Next, we have Jana's Hair Studio. Hello.

Are you Johnna? Hello. I am Tobias. Johnna's name is a mom, it's a mother.

I was born with my mom when I was 17. Johnna's was all four of us.

Solicitor Rhodes - Raise your right hand, solemnly swear the testimony you give before the board will be the truth, so help you God. And your name is Atiyah P. Johnson?

Ms. Johnson - Yes.

Solicitor Rhodes - Okay. Your home address?

Thank you.

Solicitor Rhodes - Tell us what you do. Explain your business.

Ms. Johnson - We have a beauty salon. We've been in business for 35 years. We have a salon on Blackwood-Clementon Road. We have a cosmetology school as well. But we are now looking to transition to one location on the White Horse Pike, because of the economy, we need to downsize. So, we are looking to transfer the salon to downsize.

Chairwoman Loftland - Okay. So how many employees will you have?

Ms. Johnson - Three

Vice-Chairman Kunkel - And your business is going to be open four days a week? And that is what it looks like?

Ms. Johnson - Yes.

Are you considering at any time opening up different days from what you listed?

Ms. Johnson - So as of now, no. Those have been our COVID hours. They changed since COVID, and that's what it's been. I don't foresee us changing those hours.

Vice-Chairman Kunkel - If you think you might do it sometime in the future, it's better to list it here and put it on the mercantile license. Even though you don't use it, you stick to your other hours. It's better to do it now, because you'd have to come back and tell us that you've changed your hours and your days of operation.

Ms. Johnson - Okay.

Vice-Chairman Kunkel - Just to give you a chance if you wanted to change it.

Ms. Johnson - It has been like that 30 plus years.

Member Franks - I see that you have a sign thing in the back?

Ms. Johnson - Oh, yes. That is our sign.

Vice-Chairman Kunkel - Yeah, I looked it up. It's less than our 40 square feet. It has a location and a signage. I figured out the math and it's good. All right. We're good to go.

Chairwoman Lofland - How about have you made arrangements for trash pickup?

Ms. Johnson - So, yes, we currently have one of these at our current location. But the spacing in the back and we're still trying to talk to the landlord to see if we can move that dumpster there. The solution that they gave was for us to share with Tim, if it's already there, Crab Shack, I think it's there. So, he gave us a solution to share with them. And we basically said to them, so he's willing to just let us do \$100 a month to share the dumpster. If the landlord does not, if it's not enough space. To me, it didn't look like it was enough space back there for us.

Mr. Bach - Yeah. It's in the trash enclosure, and you're in the front three. You're required to actually all be in that trash enclosure.

Ms. Johnson - Okay.

Mr. Bach - Making that arrangement with the adjacent property owners.

Ms. Johnson - Okay. So, yeah, we did make that arrangement.

Chairwoman Lofland - Okay.

Vice-Chairman Kunkel - And all your licensing addresses are being changed to this location?

Ms. Johnson - Yeah.

Vice-Chairman Kunkel - You have two licenses? Is that what it is? Cosmetology?

Ms. Johnson - Yes. We have a salon license as well as a cosmetology personal license.

Vice-Chairman Kunkel - And there's plenty of parking out there, so there shouldn't be a problem with that. Are you going to be doing any teaching there?

Ms. Johnson - No. So, we're not moving the cosmetology school. We're only moving the salon to this location. We're actually in the process of looking to purchase a building for the cosmetology school.

Vice-Chairman Kunkel - How about...

Ms. Johnson - I know we've been in Clementon for 35 years, so I was surprised that we had to come to this.

Member Franks - Well, you're in Gloucester Township.

Ms. Johnson - Yes. I know, Lisa told me. I learned some things.

Vice-Chairman Kunkel - Deliveries. You have deliveries? Products?

Ms. Johnson - We don't have many deliveries. The only deliveries that we did have was just new furniture.

Vice-Chairman Kunkel - Okay.

Ms. Johnson - But that's already been delivered, so that's in the building already. On a consistent basis, we don't have deliveries. We just have distributors come around and drop off things.

Chairwoman Lofland - Okay. Okay. Any other questions from the board?

Vice-Chairman Kunkel - No, it looks like the lighting and everything is out there existing, so there's no problem with that.

Chairwoman Lofland asked for a motion.

Member Franks motioned to approve contingent on the background check. Alternate Freiling seconded. Roll call was taken. Chairwoman Lofland – Yes. Vice-Chairman Kunkel – Yes. Member Franks – Yes. Member Saunders – Yes. Alternate Freiling – Yes.

Vice-Chairman Kunkel advised Ms. Johnson that this will go to council for approve and that the police haven't finished their background check and, so that's one thing that's waiting for that to be completed and Ms. Johnson's attendance is not required at the council meeting.

The Board thanked Ms. Johnson.

The mercantile applicant, Iglesia De Dio Emmanuel was a no show.

RESOLUTION CONFIRMING MASTER PLAN CONSISTENCY OF ORDINANCE 260-05

Mr. Bach - This is 152 Ohio Avenue. 152 Ohio Avenue is where I'm meeting. It's our old cooperative extension building. It's been pushed out for some time. There's a contract purchaser, and Mr. Valente was here before us as part of a workshop. What this is, is the next part of the

process, which is there's an ordinance that already has a first reading by mayor and council to provide zoning in our current redevelopment plan.

It's an area that's already been established. We're amending our redevelopment plan. We're currently going to have single family houses to permit up to six semi-attached houses or three sets of twins. That's in essence what this ordinance is for. It's to allow for a few sets of twins. On the third page of the document you see here, you'll see the layout.

This is what we were talking about, only doing three sets of twins, all fronting on Ohio and nothing on that rear property. This ordinance effectuates that zoning. I would fully expect, if not at your next meeting, definitely by your June meeting, that the applicant will be appearing before us for a preliminary and final major subdivision.

Timing is of the essence because stormwater regulations sunset to the new stormwater regulations in July, and you don't get credit for any existing in progress. This is pretty much the existing cooperative extension. It's almost completely paid.

If not, you're not going to get approval before July. This is probably going to be one of our viable developments. As we have already designated this an area of redevelopment, we already have a redevelopment plan that has residential uses.

I would suggest that the board is compliant and consistent that this ordinance, which now permits three sets of twins, is also consistent in our next plan. And with that, I would ask you to approve that, find it consistent, and if we can sign the resolution tonight, I can take it with me, and keep things moving to get this effectuated.

Solicitor Rhodes - This ordinance that's being proposed makes everything that the developer is looking for compliant,

Mr. Bach - so his application will be a by-right application, which is appropriate. And because it is a use change from single family to twins, we have to do an ordinance changing it. You can't have a use variance as part of a redevelopment project. It's not permitted by law.

So, I would ask that you take a vote. Motion second. Find it consistent. Unless there's any questions. We'll go ahead and vote.

Chairwoman Lofland - Okay.

Vice-Chairman Kunkel - I think we should do that before we vote.

Chairwoman Lofland - Yes. Okay. So, we'll open up to the public.

Vice-Chairman Kunkel - Do you want him to come forward and say his name?

Unidentified speaker - So, this looks like one building.

Mr. Bach - There's three here.

Unidentified Speaker - Okay. And then what's going to happen?

Mr. Bach - Nothing is going to happen in the back. And so, the original redevelopment plan, and I'm speaking to the board and I'm also speaking to the audience, the original redevelopment plan had six single family dwellings contemplated, and they had them-

Unidentified Speaker - Two in the back and three in the front or something like that.

Mr. Bach - Yeah. And in my opinion, that was going to be more detrimental because of the amount of coverage, and it was going to change the trading patterns significantly. This, at least, needs to hold back your area on both on Silver Lake. It can't be developed at all. In the future, it blocks it out. No, there's nothing to be developed there. The only thing that can be developed is the three twins on Ohio and that is it.

Unidentified Speaker - When are they looking at tearing all this down? That was our biggest question.

Mr. Bach - So, if they have their approvals, we expect them to go and get the latest board approvals before July, as you heard. The regulations change. Otherwise, it's probably going to stay the same building forever.

Unidentified Speaker - It's been that way for a long time.

Mr. Bach - But if there's some of the regulations change, we don't get credit for existing building for impervious coverage for existing asphalt. It's going to be a non-viable project for development. But I would expect they would be here before July to get their approvals.

They would then have to go and get all their approvals from again Camden County Planning Board Soil District. I would expect that they would probably be not until the end of 2026 to board, and anything would be done after that. But I would ask that you keep an eye on the agendas.

So, you might say next month on the agenda, where they're going to have to make their full application and go out and detail testimony on exactly what you're doing, and go out and detail what you're doing.

Chairwoman Lofland - Steve, will the neighbors have to be notified if it goes online?

Mr. Bach - It is a major subdivision, so neighbors will be required. All neighbors within 200 feet. So, but we need to keep an eye on the agendas as opposed to the agendas.

Unidentified Speaker - Are these three-story?

Mr. Bach - I believe they're going to be three-story decks. So, they're going to have to be three-story single-backs also.

Unidentified Speaker - That would be fine. I mean, the building element is fine, I guess. Yeah, it's needed, but I mean, the way it's going right now, the kids are very good at doing it.

Because we have a whole bunch of condos or other things that the city has built.

Mr. Bach - Now, we can't really speak at the language board as to property values, but I would suggest that you look at what the Ryan Homes townhouse, a couple of them, are going for.

Unidentified Speaker - Well, what do you think the price point is?

Mr. Bach - I would suggest the price point would be very similar.

Unidentified Speaker - Well, are they the one that's like the ones they just built down the street.

Mr. Bach - Yeah, exactly. They're around \$5,000. \$10,000 to \$20,000.

Unidentified Speaker - Anybody who pays that kind of money down there who builds, you don't see the rickrack we see coming down the street. I haven't seen it. Well, you talk about speed bumps all the time.

Mr. Bach - But I would suggest you can't contemplate versus prices or things like that. We have to do it by the municipal land use law, and that's what we're looking at here in terms of our master plan. This board has already been on the record saying that this is an area we need redevelopment, residential is appropriate, and this would just be in the mayor and council's has already done the first reading.

This is for consistency of master plan, not for affordable development where I would come back for the actual major subdivision application. And then it's going to go back to council for a second reading. That'll establish that this is a rule book.

We're doing a good development this way. I would look at what those townhouses. The builder and developer is a Mr. Valenti. He's a long-time builder.

Unidentified Speaker - Is this the same guy? Is this the same guy who's doing?

Mr. Bach - No, no. He does custom homes probably all throughout South Jersey, has been for over 30 years. If you look up the properties, it's Valenti. But if you look up what he builds, you'll be able to see exactly what he is doing. Do you understand?

Unidentified Speaker - Yes, I do. And he wants to build this building.

Mr. Bach - Yes, I believe this is our best opportunity. I originally looked at this building for the county over 15 years ago. I did the original study for the county. This is probably our best opportunity.

Unidentified Speaker - I'm just wondering what the fuel tax is. Do they check the soil? Do they do it on-site?

Mr. Bach - No, it's all clean.

Unidentified Speaker - It's all clean. Somebody mentions to me that inside the basement might be the most worn down. Is that true?

Mr. Bach - Inside what? The basement.

Alternate Freiling - The basement is only about 10 by 10. It's very small. It's a little heater room.

Mr. Bach – So, this is my understanding from coordinating with the Camden County Improvement Authority who owns the property the Oregon County who owns the property with de-administered by the Oregon County Property Authority. But it's clean. And everything that was supposed to be done has been done. And that's why we're hopeful that we can get that building taken down. Because it's only going to get worse. And put something in the rough territory that's going to take care of the land.

Unidentified Speaker - Well, aside from that, when they removed those tanks, they kept dropping it and my house was shaking.

Mr. Bach - Sorry about that.

Unidentified Speaker - Sometimes I think we're all on a sinkhole because our house is shaking so badly from the White Horse Pike. So, when they go to tear this down, we're really going to shake. I think our biggest concern on there was that it's not for this year. This has got to go to another meeting. But I've already been to meetings and they're paying no attention to me anyway. Ever since they opened up Ohio Avenue condos, our street is a mess. It's a mess. Between the people and the cars. I think that's why we're worried about more houses, more cars, more traffic.

It's like we have a nice street in Clementon here. We've been here 21 years. We have the best street in Clementon. And it has just went to the dogs. It really has. What they're putting up with the condos. You can't play in the street because of the cars. The only thing I got out of it was 15 mile an hour speed bump. That's it.

I mean, you go down Higgins Ave, where the council member lives, there's 15 signs. But where we have, there's no signs. The whole street has no signs. It's not for here. It's going to be at a meeting. I think that's another big reason. It's like, oh God, more houses, more traffic. However, I do agree with it.

Chairwoman Lofland - Thank you. So, any other questions from the board?

Chairwoman Lofland asked for a motion.

Vice-Chairman Kunkel motioned to approve the resolution. Member Saunders seconded. Roll call was taken. Chairwoman Lofland – Yes. Vice-Chairman Kunkel – Yes. Member Franks – Yes. Member Saunders – Yes. Alternate Freiling – Yes.

Member Franks noted that she agrees with the resolution not with the houses.

Alternate Freiling motioned to adjourn the meeting at 7:10 pm, seconded by Member Franks and hearing none opposed the motion was carried.

Lisa West

Planning/Zoning Board Secretary