

CITY OF SALEM PLANNING BOARD

REGULAR MEETING MINUTES

December 18, 2017

The regular meeting of the Planning Board of the City of Salem was called to order by James Dickerson in the Municipal Building, One New Market St., at 6:30 PM. The meeting opened with the Pledge of Allegiance to the Flag.

Reading of The Open Public Meeting Act: Notice of the regular meetings of the Planning Board of the City of Salem as required by Public Law 1975, Chapter 231, "Open Public Meetings Act" has been provided by the Public advertisement of a schedule adopted by Resolution on January 19, 2017 setting forth the time, date and place of all regular meetings of the City of Salem.

Roll call:

Members present were: James Smith, Earl Gage, Cathy Lanard, James Dickerson, Benjamin Ford William Sumiel, John Pankok and Robert Lanard.

Members absent were: Mayor Charles Washington Jr., and Crystal Walker.

Staff present was: Edgar Hathaway – Solicitor, Uzo Ahirakwe – Planner, Carol Wright – Secretary.

It was moved and seconded by Robert Lanard and John Pankok to approve the meeting minutes of 11/16/17. All were in favor

Application #17-011 – 93 Fifth St. – The Salvation Army Gary Salber Esq.

Gary Salber Esq. stated he presented to the Secretary the Resolution from the County authoring use of their parking lot.

Uzo Ahirakwe-Planner stated he had extensive conversation with regarding the revised plans and he had no objectives. Mr. Ahirakwe requested the applicant to post performance bond prior to plans signed by the board, referencing page two of Tochi Engineering review letter dated December 15, 2017.

It was moved and seconded by John Pankok and Cathy Lanard to approve the final site plan. All were in favor.

Application #17-010 – 31 Oak St. – Saint Gabriel The Archangel Parish. Frank Monari Esq stated he is before the board for a subdivision, divide the school from the Church and Directory to contemplate a sale.

Father Chuck Calozzi pastor of Saint Gabriel The Archangel, Larry Depietro - Surveyor. The Father Calozzi stated he rents the directory to Catholic charities, the Church Sunday 8:00 am mass, occasional weddings, hold funerals during the week in the morning maybe 60 people., Holy hour Monday at 12:00 maybe 7 people, they park in the lot and street. The Church holds about 200 people. Mid Atlantic and Salem City sublease. Mid Atlantic will resume residency.

Mr. Diepietro Surveyor prepared the plans to subdivide the Church, Directory and School propose lot exceeds zoning requirements.

Uzo Ahirakwe stated the shared access for the driveway filed by deed need description of review before filing. Uzo stated shared access for driveway hard to see if utilities are fed to three buildings. Father Calozzi stated he receives one water/sewer bill he believes.

The meeting was open to the public

No public response.

It was moved and seconded by Robert Lanard and William Sumiel to approve the subdivision with conditions; prepare access agreement, shared parking and utility agreement review by planner before the board signs off. Benjamin Ford and John Pankok abstained.

Application #17-012 – 248 E. Broadway – April Bridges – Americas Tax Solution. April Bridges was sworn in. April Bridges stated she is the sole proprietor, she is a certified tax preparer, and she started her business 3 years ago in Philadelphia and have been preparing taxes for ten years, originally from Georgia.

Once the taxes are prepared and the money is funded into their account the applicants get a free android tablet in two weeks from the corporate office. The number of employees would be herself and an assistant. There will probably be 4-5 customers that will walk in at one time. There is street parking and parking behind the building. She proposes a 4 x 4 banner; James Smith stated banners are approved by the HPC for 90 days. Hours of operations 9:00 am until 6:00 pm, at night clients will drop off their paperwork and she will be in the office until 10-12 preparing taxes.

It was moved and seconded by Earl Gage and John Pankok to approve the Business License all were in favor.

Application #17-013 – 1 Fenwick Plaza – Forman S. Acton Educational Foundation. Kathy Markovchick – President and CEO stated Mr. Forman lived on Market Street was a good friend of her fathers, he asked for help with the foundation to help children go to school. They started

the Acorn Fund all children who live in or attend public school in Salem are eligible to receive money for a college savings account. Mrs. Markovchich stated she lives in Main grew up in Bridgeton; she opened an office up in Salem. Mrs. Kathy Markovchick was sworn in, everything said thus far was true. She has three employees, expect to hire an assistant not more than 5 employees. She will have events 2-3 times a year. There is parking in the parking garage, street and parking in the plaza. There will be no changes to the exterior.

It was moved and seconded by Robert Lanard and Earl Gage to approve the Business Licenses. All were in favor.

It was moved by Earl Gage to adjourn the meeting at 7:30 pm. All were in favor.