

Planning Board Meeting

June 20, 2019

6:30 P.M.

Call to Order

Flag Salute

Reading of Open Public Meeting Act

Roll Call

Members: J. Dickerson, E. Gage, C. Lanard, R. Lanard, B. Ford, C. Walker

Staff: E. Hathaway, Solicitor, U. Ahirakwe, Planning Engineer, C. Hallman, Secretary

Approval of Minutes: 1st R. Lanard, 2nd C. Lanard All in Favor

Apparel Distribution: Bert Huffley/Mr. Signarelli

Location: 45 Griffith Street/92,000 Square Ft. Warehouse

Contract Purchaser

45-50 parking spaces

Proposing to process textiles, Household Items- Pricing them and shipping them out.

There will be no changes to property. The property can be used as is.

There is plenty of safety lighting. 3-6 trucks daily will be delivering and picking up.

Hours are from 8:00 a.m.- 5:00 p.m. Monday thru Friday with approximately 20 employees.

At the present someone else has possession of the building but will turn over to Mr. Signarelli.

The interior lighting inside was recently upgraded.

1st Approval- E. Gage 2nd- B. Lanard All in Favor for Application

Sight Plan Waiver- No changes to be made.

1st Approval- E. Gage- 2nd B. Ford All in Favor (Waiving Site Waiver)

McDonald's Corp.

Cheryl Lynn Walters- Atty. for McDonald's

Block 73 Lot 1.02 C2 General Commercial Zone

Sight Plan Approval

Application filed April 2019

Martin Swaggart- Engineer- Sworn by Mr. Hathaway

New Signage

Drive-Thru Signage replaced with 20 sq. ft. digital sign with clearance bar

The order box will have a canopy so drivers don't get wet.

Uzo's issues were (May 1, 2019) ADA compliance lighting and that someone reach out to John Lui for letter that everything is ok and no issues with Water/Sewer.

The township ordinance does not make provisions for more than one sign. The ordinance was disputed. The ordinance does not specify how many signs permitted.

The Signs are aesthetically complimentary to building.

Mr. Hathaway asked for another \$1200.00 for escrow.

Atty. will continue to follow-up with Police, Fire Dept., and Public Works

1st Approval of motion to approve with condition upon receipt of letters from Police, Fire and Public Works,
2nd C. Lanard All in Favor

County Planning letter handed in to Board Secretary

Cathedral Community Development Corp.

John Carr- Attorney

Larry Devitro/ Ragan Design/ Bishop Cheryl Brown

All Applicants Sworn by Mr. Hathaway

Josh Blair from Family First Funding was in attendance

They already have 2 buyers for the properties.

They are working with Keller-Williams Realty

The homes are not vacant. They are already sold.

They assist home buyers with support to be able to keep their home. For example, they assist with budgeting, billing, maintenance, etc.

A plan needs to be submitted to Public Works

Mr. Devitro suggested shared parking for the 2 semi-detached homes to first be completed. Mr. Ragan believes that 2 separate driveways would work better.

Nilda Wilkins was sworn by Mr. Hathaway. She opposes the project because of all the abandoned homes already existing in Salem City. Her concern was if it didn't work out, this would leave more abandoned homes.

Clarence Wilkins- sworn by Mr. Hathaway. His issue was that of the same with all the abandoned homes already existing why couldn't they be utilized and fixed.

Lawrence Edwards- sworn by Mr. Hathaway. He is afraid of affordable housing. He has been maintaining the property as it is next to his.

The question was asked of Bishop Brown "Why new construction and not what is already here and empty?" Bishop Brown explained that since this was the first for them here in Salem, they wanted to use this as the model to show what could be done.

They are a non-profit and tax ratable.

There will be no rentals. Home ownership only!

Godfrey Short, Jr. Construction Manager- sworn by Mr. Hathaway.

Cathy Lanard spoke of the restrictions of the Condo's in Salem. The question was posed as to why they are still empty.

1st Approval- E. Gage 2nd- C. Lanard 5 in Favor R. Lanard- opposed

1st Approval- C. Lanard Granting of Use Variance 2nd Approval- C. Walker

Roll Call Vote: B. Ford-yes, C. Lanard-yes, R. Lanard-yes, C. Walker-yes, J. Dickerson-yes

The Board was in receipt of a letter from Atlantic Electric for maintenance.

1st Approval- C. Lanard 2nd Approval- R. Lanard

Move to Adjourn at 8:32 P.M. 1st Approval- C. Lanard 2nd- C.Walker