

**Salem Planning Board**  
**Meeting Minutes**

March 19, 2020

6:30pm

**Call to Order**

**Flag Salute**

**Reading Open Public Notice Act**

**Roll Call**

**Members present-** James Dickerson, Cathy Lenard, Robert Lenard, Benjamin Ford, William Corbin, Crystal Walker, Edgar Hathaway, Uzo Akiarakwe

Approval of Meeting Minutes on February 20, 2020

**Old Business** – None

**New Business**

William Corbin, new planning board member, sworn in by Edgar Hathaway.

Edgar Hathaway nominated Trenee Thompson to replace Crystal Hallman as Planning Board Secretary. Cathy Lanard 1<sup>st</sup>, Robert Lanard 2<sup>nd</sup>.

Dale Boston and James Waddington presented a Stand Up for Salem project. The project will be turning the JC Penny's building into a Vocational/ technical training center that specializes in plaster, window repair, cabinetry/wood working. Two artisans have offered to donate workshops and Stand Up meets weekly to review progress. (Provided hand outs).

They anticipate their client base will be primarily foot traffic and bus traffic from residents of Salem City and Mannington Township and other local townships. They were questioned about parking because there is no parking. They stated they will be using the parking garage on Hires Ave. The curriculum will be similar to the curriculum of Salem Community College and Salem County Vo-tech. The program will accommodate up to 40 students.

There is currently no lighting so they will be installing light poles in the front and back of building. They also will be installing a security system.

The program will operate Monday-Friday the hours will primarily be daytime hours there may be some night classes but not many if there are any night classes they will not run later than 9pm.

They currently have a grant with the Historic Preservation Trust and they will be applying for another grant with the Historic Preservation Trust.

They have completed a survey and this presentation was a rough design before they submit formal plans. They would like to go before the Planning Board with formal plans at the Planning Board meeting scheduled for March 19, 2020 at 6:30pm. The deadline for the grant is March 23, 2020. They will be meeting with the Historic Society and Planning Board before application deadline to have plans signed off and approved.

Nothing was voted on this was only a proposal to present plans.

Eric Sharp, moderator for 1<sup>st</sup> Baptist Church presented plans for a Family Promise Program. They plan to occupy the building at 212 E. Broadway owned by Light House Ministries. The program will offer transitional housing to families experiencing homelessness. The program will offer housing to families for 6 months. The participants cannot have a history of drug or alcohol abuse or be a violent offender. They will not be getting any government assistance to fund this program. They are aware Gloucester County has a program like this he is not aware of any other county that does but he feels Salem residents will benefit from this program. (Provided handouts).

The program will be housed in the back of the building on 212 E Broadway. The area they will utilize is 5000 sq. ft. The area has an upstairs and a down stairs. The downstairs will be a common area/living room, Kitchen, 2 full bathrooms and an office area. The office area will be used for counselors, and other administrative staff. The upstairs will provide separate sleeping rooms for the participants. The building was donated to them it has a new roof, new furnace and the front of the building will continue religious services. If the space does not have co-ministers, it will close and they are trying to save the building and provide a much-needed service to community.

The program will offer transitional housing for participants for up to 6 months. The program will also provide religious counseling along with financial and budget counseling. Participants will have to pass a background check and have no drug or alcohol history as well as no violent criminal history. They are looking to collaborate with the housing authority and property owners to help fund the program.

They have not had any formal inspections or contractor quotes they are coming before the Board to see if this would be a possibility to have a program like this in Salem City before they start spending money. They are aware there are fuel tanks under the building and it will cost a lot to have them removed and have to EPA come out to investigate contamination.

Uzo recommended for them to have inspectors or contractor look at the property to see if it will even be attainable. The removal of the fuel tanks and cleanup of contamination could be more than they want to pay.

This was just an informal discussion to see if this program is possible nothing was voted on.

Arthur Armstead 250 E Broadway Salem, NJ 08079 applying for a business license.

Arthur Armstead sworn in by Edgar Hathaway.

Mr. Armstead is looking to start a barber/beauty shop. The shop will specialize in barber services as well as hair braiding. The shop will have two barbers and two hair braiders. He does have a valid beautician license. Someone will also be in the shop designing shirts.

The shop will be open 7 days a week. The business hours will be 8a-9p the shop will have four chairs.

He anticipates having approx. 20 clients a day. He has a parking lot in the back of building about 12 parking spaces employees and customers will use the parking spaces. There is a light pole in the back of the building owed by Atlantic City Electric. Mr. Armstead stated he would call to have them replace the light bulb.

There would be no changes to his front lighting or front sign other than adding his store's name. He will use the signpost that already exist and just put his information on it.

He was advised he would need to have the backlighting pole turned on. Cathy Lanard -1<sup>st</sup>, Bill Corbin- 2<sup>nd</sup>

All in favor none opposed.

The motion is based on a lighting condition; the back parking light must be fixed.

**Adjournment** – Robert Lenard 1<sup>st</sup>, Benjamin Ford 2<sup>nd</sup> All in favor.