CITY OF SALEM PLANNING BOARD

REGULAR MEETING MINUTES

AUGUST 18, 2016

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 21, 2016 setting forth the time, date and place of all regular meetings of the City of Salem.

**Roll call**:

**Members present were**: Mayor Charles Washington Jr., James Smith, Earl Gage came in 6:35 pm, Cathy Lanard, James Dickerson, Benjamin Ford, William Sumiel, Robert Lanard, and John Pankok

**Members absent were**: LaWanda Johnson and Ezell Barnes

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

It was moved and seconded by Robert Lanard and James Smith to approve the meeting minutes of June 16, 2016. All were in favor.

**Application #16-009 – 161 W. Broadway – Helen Randall – Bones BBQ, LLC**

Helen Randall was sworn in. Mrs. Randall stated she propose to sell BBQ, soul food, ribs, chicken, potato salad water and soda. Hours of operation will be Wednesday through Sunday 11:00 am until 7:00 pm., with two employees. There is a parking lot in the back and street parking on Broadway. Earl Gage joined the meeting. There will be no exterior changes, no changes to lighting. Mrs. Randall stated the sign she propose is a vinyl sign.

It was moved and second by Robert Lanard and William Sumiel to approve the Business License. All were in favor.

**Application #16-010 – 279 E. Broadway – Kisha Whitfield – Integrated Concepts for Families**

Kisha Whitfield was sworn in. Mrs. Whitfield propose to provide Mental Health Services which include therapy, anger management training, life skills, drug and alcohol out patient. Patient ages are 5 to 99. Hours of operations Month through Thursday 9:00 am until 6:00 pm., Friday 9:00 am until 5:00 pm., possibly Saturday and Sunday 9:00 am until 6:00 pm. At this time there will be two employees. Mrs. Whitfield is waiting on accreditation from the state. There will be no change to the exterior of the building or lightning.

James Smith questioned Mrs. Whitfield if she is renting off of United Way and informed Mrs. Whitfield that United Way is in noncompliance with the Historic Preservation Commission.

Mr. Hathaway Esq. explained that there may be conditions put on the Business License.

It was moved and seconded by William Sumiel and James Smith to approve the Business License contingent upon the Owners compliance, no Certificate of Occupancy is to be issued until agreement to compliance. All were in favor.

**Application #16-007 – 30 W. Broadway – Michael Foglietta – National Docks**

Joseph Martin Esq. was sworn in: Mr. Martin stated the previous meeting the concerns were 1st. site plan was not detailed enough 2nd dust and managing the sand.

The site plan has been updated the wheel wash sprinkler suppression will use 900 gallons a day for dust suppression.

Andrew Raichle, P.E. was sworn in. Mr. Raichle stated water drawn from the Salem river will be used for the sprinkler/dust suppression. The water used from the Water Department will be used for the wheel wash only.

It was moved and seconded by Earl Gage and Robert Lanard to deem the application complete.

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
|  | MOVED | SECONDED | YES | NO | ABSTAINED | ABSENT |
| Mayor Charles Washington |  |  |  |  |  |  |
| James Dickerson |  |  | X |  |  |  |
| James Smith |  |  | X |  |  |  |
| Cathy Lanard |  |  |  | X |  |  |
| Earl Gage | X |  | X |  |  |  |
| Benjamin Ford |  |  | X |  |  |  |
| William Sumiel |  |  | X |  |  |  |
| John Pankok |  |  | X |  |  |  |
| Robert Lanard |  | X | X |  |  |  |
| LaWanda Johnson |  |  |  |  |  | X |
| Ezell Barnes |  |  |  |  |  | X |

Joe Martin stated he is focused on having a productive operation bringing jobs to the City. One thing that was done they moved the sand pile away from the sewer facility. The pile of sand will be tarped if there for more than 48 hours. Cathy Lanard had concerns with dust and concerns for the children in the area. There were no truck wash, not properly tarped.

**Andrew stated** he would like to change the language to have the opportunity to bring in steel and not limit the activities. Earl Gage stated he rather the applicant come back to the board for shipping and stockpiling other material.

James Smith stated the sand and gravel is coming in from Quinton then barged out, what are you bringing back. Michael Foglietta stated nothing on the horizon on bringing anything back.

Earl Gage stated the City has a list of items that are not allowed in set by ordinance.

The Board had discussion on control measures. Joe Martin Esq. stated they have visited other ports, consulted with a expert to prevent scenarios from happening.

Ben Ford questioned whether most of the dust is removed before it hits Salem, Michael Foglietta stated yes. Raichle stated they have reached the water table, the sand is wet.

Mayor Charles Washington stated raw material on lot, low income housing development across the street raises concerns. Our first priority is the safety and welfare of our children. Michael Foglietta stated the sand is washed out it is clean.

Mr. Hathaway questioned the maximum height of the Sand Pile. Mr. Raichle stated barriers are layed out cannot go beyond what the barriers can hold. The property is completely fenced and gated.

Michael Foglietta stated he did not get a copy of the engineer’s review letter. The board went over the review letter.

It was moved and seconded by Earl Gage and John Pankok to take a 5 minute recess to speak with the attorney. All were in favor.

The board meeting resumed and it was decided to hold the meeting over to the next meeting.

It was moved and seconded to open the meeting up to the public.

Ken Miller stated he had no comment, but would like to see the revised site plans.

It was moved and seconded by Earl Gage and Benjamin Ford to close the public portion.

Uzo Ahiarakwe stated the application was deemed complete the board has 45 days to make a decision.

It was moved and seconded by Earl Gage and James Smith to adjourn the meeting and have a special meeting two weeks from today. All were in favor.