CITY OF SALEM PLANNING BOARD

REGULAR MEETING MINUTES

JUNE 16, 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**: James Smith, Earl Gage, Cathy Lanard, James Dickerson, Benjamin Ford, William Sumiel, Robert Lanard, and John Pankok

**Members absent were**: Mayor Charles Washington Jr., 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 Earl Gage to approve the meeting minutes of May 19, 2016. All were in favor.

**Application #16-008 – 91 Walnut St. – Pastor Eric Zeidler – The River Church of Salem**

Pastor Zeidler was sworn in. Pastor Zeidler stated he is currently located in Penns Grove, Salem will be extended Ministry. The Church was donated through a contractual agreement from Wesleyan Church. The Church will hold 75-80 people comfortably, the Pastor, organist and the community. Services will be held Sunday night at 6:30 p.m. There will be a Jump N Jam for children 6-13 year olds on Saturday mornings 11:00 am until 12:30 pm. Bible Study is held one night a week. Pastor Zeidler stated he holds AA meetings Saturday morning in Penns Grove and plan on holding AA meetings at the Salem Church during the week. The Church will mentor children through music. There is parking behind the building that will hold up to eight cars and street parking. There is exterior lighting, a pole behind the building and street lights.

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

**Application #16-007 – 30 W. Broadway – Thomas Corbett III – National Docks.**

Joseph Martin Esq. represents the applicant. Michael Foglietta, Andrew Raichle, P.E., Steve Walsh of Remington and Vernick were sworn in. Uzo Ahiarakwe – City Planner explained to applicant, the survey does not clearly depict the existing site conditions, that it is prudent to see general areas where the buildings are, parking, typical of a site plan, lighting, vehicular access ways etc. Andrew Raichle stated they are coming before the board for use rather than structural. Uzo Ahiarakwe stated the Survey provided wasn’t sealed the board needs the original sealed copy. The plans should show what is there and what is proposed**.** The Board would need a Topographical Survey showing the material dealing with, slope and storm water runoff.

Edgar Hathaway Esq. and Uzo Ahiarakwe brought up the discrepancy with the Block and Lots for the Site Plan and Business License.

Cathy Lanard questioned the large sand pile on the left side of Broadway; Michael Foglietta stated that sand pile is to be used for grading of that property.

Earl Gage had concerns with topical drainage there was 4-5” of mud on Broadway that was not dealt with correctly.

Kenneth Miller Esq. representing AluChem handed out a letter dated June 15, 2016 to the Board Members. AluChem has property rights of Block 7 part Lot 1. The sand operation may affect AluChem in the future. The sand operation may interfere with some level of their plan development. The City does have Redevelopment, trying to show what they want to do with the property and the Redevelopment Area.

It was moved and seconded by Earl Gage and William Sumiel to declare Business License incomplete, Business License corrected to reflect what is on the site plan and to grant waiver for B19, 20, 23, 25 at Engineers request. Amend to approve B-2, 6, 9, 10, 11, 12, and 13 of the Engineers review letter and amend Site Plan.

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

**Memorialize of Resolution #2016-013 Application #16-001 23 S. Front St. Michael Warner**

It was moved and seconded by Benjamin Ford and Robert Lanard to approve resolution #2016-013.All were in favor.

**Memorialize of Resolution #2016-014 Application #16-006 – 168 E. Broadway – Robins’ Nest**

It was moved and seconded by John Pankok and William Sumiel to approve Resolution #2016-014 with the condition that the applicant goes before the Historic Preservation Commission for approval of the sign. All were in favor.

**Memorialize of Resolution #2016-015 Application #15-008 -27 Hubble Ave. – Mid-Atlantic States Career and Education Center.**

It was moved and seconded by John Pankok and Benjamin Ford to approve resolution #2016-015.All were in favor.

It was moved and seconded by Jim Smith and Cathy Lanard to adjourn the meeting at 7:57 pm. All were in favor.