CITY OF SALEM PLANNING BOARD

REGULAR MEETING MINUTES

MARCH 17, 2016

The regular meeting of the Planning Board of the City of Salem was called to order by James Smith 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, Benjamin Ford, John Pankok, Robert Lanard, LaWanda Johnson,

**Members absent were**: Mayor Charles Washington Jr. James Dickerson, William Sumiel, and Ezell Barnes

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

It was moved and seconded by Robert Lanard and LaWanda Johnson to approve the meeting minutes of February 18, 2016. All were in favor.

Application #16-002 – Redevelopment Zone Designation - Continuation.

David Puma City Solicitor thanked members of the Planning board for their service to the City. Verified with the City Clerk no party filed any written objection in response to the notices. Receipt of Notices went out and affidavit of the meeting.

Mr. Louis Joyce began his presentation by a detailed review of the map of the area in question. Went over the existing Land Use for M-1 and M-2. There are three criteria found to be applicable. A) Generality of buildings are unsafe. B) The discontinuance of industrial use. C) Municipal land not developed in at least 10 years.

The meeting was open to the public, no member of the public wished to be heard. Accordingly, the public portion of the hearing was closed.

It was moved and seconded by Robert Lanard and Cathy Lanard to approve Resolution #2016-009.

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|  | FOR | AGAINST | ABSTAINED | ABSENT |
| Mayor Charles Washington |  |  |  | X |
| James Smith | X |  |  |  |
| Earl Gage |  |  | X |  |
| Cathy Lanard | X |  |  |  |
| James Dickerson |  |  |  | X |
| Benjamin Ford | X |  |  |  |
| William Sumiel |  |  |  | X |
| John Pankok | X |  |  |  |
| Robert Lanard | X |  |  |  |
| LaWanda Johnson | X |  |  |  |
| Ezell Barnes |  |  |  | X |

Solicitor David Puma stated he would report back to City Council to take the next step, to vote on making the recommendation to declare the redevelopment Zone.

Application #16-003 – Hyuntae Jo – 175 West Broadway. Hyuntae Jo was sworn in. Mr. Gary Salber Esq. representing Mr. Jo stated his client is under contract with the owner to purchase the property contingent upon approval from the Planning Board. Propose to have an Art Gallery, on line sales, painting, printing reproduction of a piece of art. Also propose to have an apartment on the second floor. C-1 Zone retail permitted. Mr. Jo stated the second floor is currently an office.

Earl Gage stated criteria needs to be laid out for the kitchen, bathroom, bedroom and dual egress in case of fire. Uzo Ahiarakwe – Planner stated a professional would have to prepare the plans and seal it.

It was moved and second by Earl Gage and John Pankok to approve the Business License for the Art Gallery contingent upon all Uniform Construction Codes are met for the apartment. All were in favor.

Application #16-004 – Binoy Mathai – 159 W. Broadway – Boost Mobile. Mr. Mathai stated he took over the existing business, everything will stay the same. Hours of operation are 9:30 a.m. until 5:00 p.m., Monday through Saturday. There is one full time and one part time employee.

It was moved and seconded by Earl Gage and Robert lanard to approve the business license. All were in favor.

It was moved by Earl Gage to adjourn the meeting at 7:10 p.m. All were in favor.