

**CLAYTON PLANNING BOARD
MEETING MINUTES
JULY 25, 2022**

The regular meeting of the Clayton Planning Board was called to order at 7:00 PM. Invocation was given and we had a Salute to the Flag.

SUNSHINE LAW

The public notice of this meeting pursuant to the Open Public Meeting Act of 1975 has been properly given in the following manner:

- A. Posting written notice on the Official Bulletin Board in the Municipal Building.
- B. Mailing written notice to the South Jersey Times and the Franklinville Sentinel.
- C. Filing written notices with the Clerk of the Borough of Clayton.

ROLL CALL

Ayes: Abate, Cerone, Culver, Miller, B. Saban, T. Saban, Thomas, Wiseburn

Absent: Bianco, Vondran, Wise, Moorhouse

APPROVAL OF MINUTES

Minutes for May 23, 2022 and June 27, 2022

M/ Thomas, S/ T. Saban

Ayes: Abate, Cerone, Culver, Miller, B. Saban - June, T. Saban - June, Thomas, Wiseburn - May

Abstain: B. Saban – May, T. Saban – May, Wiseburn - June

OLD BUSINESS:

None.

NEW BUSINESS:

None.

MOTION TO OPEN TO THE PUBLIC

M/ T. Saban, S/ B. Saban

Ayes: Unanimous

Howard Shinn – E. Clayton Ave. – Some of the issues have been resolved. He's concerned about the trees which are still an issue. He thinks he is going to need some guidance because they are going to be huge at 30-40 feet tall and 10-20 feet wide. He wants to make sure that when the trees are planted he wants to make sure they are done right and not coming into his fence. He's also concerned that he owns a piece of the property over there and if someone gets hurt who is responsible. Does he have to put up "No Trespassing" signs. He doesn't have anyone on that side of the fence who comes and sees him. He would like that on record in case someone gets hurt over there. He doesn't know what they would get hurt on. He wants to protect himself.

John Alice, Solicitor responded that they had a hearing and the resolution is being memorialized tonight. The engineers were given their directions along with the applicant who is not here. Mr. Shinn was represented by Leonard Schwartz, Esquire which was helpful in getting this thing resolved. There probably will be some hiccups along the way. That's where the professionals and your attorney come in. They are required to make some adjustments and improvements and they will check on them. It's not going to happen overnight. This is the process with all of the applications.

John Alice advised Mr. Shinn to address his concerns with his attorney. Mr. Schwartz will contact Mr. Carter, applicant's attorney. Now is the time to get it taken care of.

MOTION TO CLOSE TO THE PUBLIC

M/ B. Saban, S/ Thomas

Ayes: Unanimous

CORRESPONDENCE:

None

DISCUSSION:

None.

RESOLUTIONS:

Res. #10-22 – Twin Kiss Ice Cream, LLC – Granting Minor Site Plan Approval with Use Variance Relief for Block 1211, Lot 21

M/ Cerone, S/ Thomas

Ayes: Abate, Cerone, Culver, Miller, B. Saban, Thomas, Wiseburn

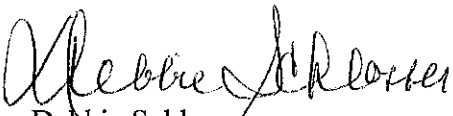
Abstain: T. Saban

ADJOURNMENT

M/ Thomas, S/ Miller

Ayes: Unanimous

Submitted by,


Debbie Schlosser
Planning Board Secretary