

**CLAYTON PLANNING BOARD
PLANNING BOARD MEETING MINUTES
MAY 22, 2023**

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 (arrived a few mins late), B. Saban, T. Saban, Vondran, DePoe, Wiseburn

Absent: Bianco, Thomas, Wise

APPROVAL OF MINUTES

M/ Vondran, S/ Cerone - Approve the Minutes of the regular meeting of the Clayton Planning Board/Zoning Board held on April 24, 2023.

Ayes: Abate, Cerone, Culver, Miller, Vondran, DePoe, Wiseburn

Abstain: B. Saban, T. Saban,

OLD BUSINESS:

None.

NEW BUSINESS:

None.

MOTION TO OPEN TO THE PUBLIC

M/ Vondran, S/ Wiseburn

Ayes: Unanimous

MOTION TO CLOSE TO THE PUBLIC

M/ Vondran, S/ Wiseburn

Ayes: Unanimous

CORRESPONDENCE:

None

DISCUSSION:

Ordinance #13-2023 – Amending Chapter 88, Unified Development, Article VI, General Regulations, Section 46, Recreational Uses in Residential Districts, Subsection B(1) of the Code Book

Brief discussion took place amongst the board members. Wayne Roorda added that everything in the code book is basically the same except for "or structures" was added in the last sentence. Everything else stayed the same. Wayne added he doesn't believe there is any rule that says you have to have a minimum separation between structure and pool. He wasn't able to find anything and would like Rose to weigh in when she arrives. It usually is 10 feet and if a town has anything on their ordinance it's usually 10 feet as well. This is more of a life safety issue and basically seems to be the common accepted standard. If you went more than 10 feet, that would probably be an issue.

Rose added that we had a previous application come before the board in regards to a pool. She was under the impression that it was State Code but it actually is not. It's a good practice because you have people who have pools and liquor comes into play and people get bright ideas that aren't. Every other place she has worked its always been with the structure and the property line. We added it to the Code for the Borough's liability and safety. Joe verified so it's not a State code it's a Borough ordinance and Rose responded correct. She also added that she can always be stricter than the State you just cannot be more lenient.

Scott Wiseburn asked how high can the grass and he was told eight inches. Doc Cerone asked if diving boards are allowed in Clayton and he was told yes. Wayne Roorda added that there is nothing under the local ordinance and probably falls under the swimming code. If it something that's existed from years ago, it may be grandfathered in. Hope DePoe asked who monitors swimming pools. Rose went into detail about zoning permits, etc...

Joe Abate and others congratulated Rose Ann Lafferty on her retirement. Rose responded that she has enjoyed working with everyone.

Motion to Approve

M/ Abate, S/ Miller

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

RESOLUTIONS:

Motion to Approve Resolution #12-2023 – Granting Preliminary Major Site Plan Approval for Block 2002, Lot 22 (201 East Avenue)

M/ Miller, S/ T. Saban

Ayes: Abate, Cerone, Miller, Vondran, DePoe, Wiseburn

Abstain: Culver, B. Saban, T. Saban

Motion to Approve Resolution #13-2023 – Clayton Food & Gas – Granting Use Variance Minor Site Plan, Bulk Variances and Waivers – Block 1102.05, Lot 93 (435 S. Delsea Dr.)

M/ Miller, S/ T. Saban

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

Abstain: B. Saban, T. Saban

Motion to Approve Resolution #14-2023 -- Confirming the Review & Adoption of the 2022 Report of the Planning Board in its Capacity As A Zoning Board of Adjustment

M, Miller, S/ T. Saban

Ayes: Abate, Cerone, Culver, Miller, Vondran, Wiseburn

Abstain: B. Saban, T. Saban, DePoe

Joe Abate advised the board that an alternate will be needed for both June and July meetings to fill in for Barb Saban.

ADJOURNMENT

M/ Vondran, S/ Miller

Ayes: Unanimous

Submitted by,



Debbie Schlosser

Planning Board Secretary

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