

Town of Camden  
Board of Adjustment Meeting  
Camden Municipal Building  
June 15, 2022

CALL TO ORDER

Member Badger called the meeting to order at 6:00 p.m. and noticed that this regular Board of Adjustment meeting is being held in compliance with the Delaware Open Public Meeting Act by posting the agenda on June 8, 2022, in the following manner:

- The official bulletin boards;
- Posted on the official electronic sign;
- Delaware State News; and
- Posted on the official website

Member Badger led attendees in the Pledge of Allegiance.

Members Attending: Member Badger, Member Bongers, Member Christensen

Members absent: Member Prystajko

Staff Attending: Town Clerk Sarah Cahall, and Code Enforcer Harold Scott Jr.

MINUTES

Motion made by Member Christensen, seconded by Member Bongers, to approve the November 3, 2021 regular meeting minutes. All in favor; none opposed.

NEW BUSINESS

*2230 S. Dupont Hwy, Janosik Properties, 7-02-094.08-02.28.00-000, the applicant submitted for relief from the allowed amount of signage for each business.*

Dan Welch, CEO of Johnny Janosik, explained that the setback of the building is offset. One side of the building is closer to the road. He explained adding an additional sign will be visible to the Southbound Lane. He also added that if there was a co-tenant on the other side of the building, they would be allowed to have a sign.

Member Badger stated that in their request, they are currently reviewing subdividing the building. He asked which side would be leased out.

Mr. Welch said most likely the North side.

Member Badger said that if they allowed them to have two signs with Janosik, then it would have to be changed for the new tenant. He explained that the standard procedure is that the occupant applies for a sign.

Member Bongers asked what materials the sign would be made from.

Matt Phillips, Phillips Sign Inc., stated that the sign is constructed of an aluminum cabinet with aluminum framing and LED white lighting.

Member Bongers asked if the lights would be flashing.

Mr. Phillips stated no.

Member Badger stated his issue with the variance is that the second sign is only temporary until they have a tenant, and then the sign will come down.

Mr. Phillips said they are requesting the second sign without knowing who the potential tenant will be due to how the economy is.

Member Christensen asked what the distance from the property line is.

Mr. Phillips said he estimates 75-80 feet.

Member Christensen asked about the height of the sign.

Mr. Phillips said roughly less than 15 feet.

Member Christensen asked what the reason was for two signs instead of one.

Mr. Welch said it would be a larger visibility for people and the back side wouldn't be blank.

Member Bongers stated that he was opposed to the variance for two signs without knowing who the other tenant will be.

Member Christensen stated she was in favor of the two signs as it currently looks like it's two separate buildings when driving by. However, she stated that it goes against the ordinance.

Member Badger stated he was against the variance because the new tenant wouldn't have an issue applying for a sign permit. He said that if there were two businesses there would be no issue.

Member Bongers agreed with Member Badger.

A motion was made by member Badger, seconded by member Bongers, to deny the relief from the allowed amount of signage for each business. All in favor, motion carries.

Roll call:

Member Badger-Deny

Member Bongers-Deny

Member Christensen-Deny

**ADJOURNMENT**

*Town of Camden*  
*June 15, 2022*

*Board of Adjustments*

At 6:24 p.m. a motion was made by member Badger, seconded by member Bongers, to adjourn the meeting. All in favor; none opposed.

**Respectfully submitted,**  
**Sarah Cahall, Town Clerk**