

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
April 26<sup>th</sup>, 2017**

The meeting was called to order by Chairman Lawrence Barrar at 7:30 PM. The public statement was read by the Chairman, followed by the flag salute.

**ROLL CALL - CH-Chairman, VC-Vice Chairwoman, C-Council, MD-Mayors Designee, A-Alternate**

Lawrence Barrar	CH	Present	Mary Martz	C	Present
Joyce Albrecht	VC	Present	William Kennedy	MD	Present
Robert Brown		Present	Kendralyn Cornwall	A1	Absent
Brian Carson		Absent	Christopher Gellien	A2	Present
Dan Radcliff		Absent	James Jarrett	A3	Present
Joseph Dymond		Present	Steven Previtera	A4	Present
Michael Moore		Present			

**ALSO**

David Kreck	Engineer	Present	Michael Ward	Solicitor	Present
Debbie Simone	Zoning Off.	Absent	Debbie Simone	Secretary	Absent
John Keenan	( For Debbie Simone)				

**APPROVAL OF MINUTES**

Motions were made by M. Martz, and J. Dymond to approve the March 22<sup>nd</sup>, 2017 minutes. AIF-minutes approved.

**OLD BUSINESS**

Re-Examination of the Master Plan:

Matt Z. from the Camden County Planning Office was present to discuss the re-examination of the Magnolia Master Plan. He explained about 2 months ago a shared service agreement was entered into between the Borough of Magnolia and Camden County to assist in the re-examination of the Magnolia Master Plan. He presented an aerial parcel map to review and a topography map. He stated other maps would be coming in the future like bike trails. David Kreck noted how these maps help in regional planning efforts.

Matt Z. asked for a work group to be created from the Planning Board members. It was agreed that Councilwoman Mary Martz, Chairman L. Barrar and M. Moore would be a good group with their long connection to the town and the board. There was discussion about a zoning study which could be done with the assistance of the County after the re-exam is completed.

Matt Z. spoke about identifying issues like land issues, possible senior needs, open space and development needs. A member noted how solar farms are being created. The Solicitor pointed out the need for entry level housing. The board agreed there was no need for multi-family housing. It was also confirmed COAH had not been addressed by the Governing Body to date. Matt Z. wanted to know if there was a certain variance requested on a continual bases which would note a possible revision needed in the code. David Kreck reminded the board of the parking lots proposed in the front part of a site which is not permitted per the code as a section to be reviewed. The Solicitor stated a possible review of height for housing and buildings since land is becoming scarce for horizontal development. Also lot depths on the White Horse Pike may need to be reviewed.

David Kreck spoke about shared parking could occur in future vision and be an incentive with cross access easements. Matt Z. pointed out how Somerdale was planning an overlay on the whole length of the Somerdale portion of the Pike, and maybe Magnolia may want to overlay the Pike. Matt Z. and David Kreck spoke about RSIS standards and sidewalks and property maintenance.

The two redevelopment areas which exist in Magnolia were noted. The Magnolia Commons site and the FedEx site. It was also noted how Camden County Improvement Authority can help with redevelopment.



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Vacant sites such as Family Dollar, Mister Softee, and the vacant land on the Pike where NJDOT demolished the three homes were noted as further development sites.

Thinking outside the box, if DPW was not in their current location, how much more compatible the Magnolia Commons site would be since it could not connect to the existing residential section of Magnolia. Matt Z. pointed out there were 4 police departments and 3 DPW sites within 1.2 miles. The discussion of having shared services and consolidation were noted. The question was asked by Matt Z. if the Borough Hall was sufficient for the needs of the town. Circulation such as bike paths, and pedestrian walks were discussed.

When it came to issues M. Moore noted the hardship large trucks have in turning at intersections. David Kreck pointed out the issues at the intersection of Warwick Road and the White Horse Pike. There was a lot of discussion related to traffic on county roadways throughout the county. The traffic which cuts through streets like Lakeview, Madison, Nelson and Washington was noted. Bob Brown noted the triangular section of land from Pike to Warwick bordered by Evesham has not through streets to allow traffic from the Pike to Warwick.

The parks in Magnolia were reviewed. Also the walking trail and fitness stations at the Rec Center. The future LED lighting to be installed at Albertson Park was discussed. It was also confirmed that Magnolia has no Green Team nor Environmental Commission. Matt Z. stated he would be meeting with other staff around town to interview them and see if they have issues and needs.

### **NEW BUSINESS**

None

### **OPEN PUBLIC**

Councilwoman Martz made a motion to open the meeting to the public, Mr. Dymond seconded, AIF.

Harry Goronski of 516 N. Walnut Ave inquired to the five residential building lots on the paper street known as Crestview Avenue. The acting secretary and borough Clerk Mr. Keenan confirmed there were 5 lots, and the owner is planning to build 5 homes which the developer will be obtaining permits from the Construction Department. Mr. Goronski also noted about future development with not children like at Magnolia Commons site was not an issue.

A motion by Councilwoman Martz, seconded by Chairman Barrar to close the public portion. AIF.

### **CORRESPONDENCE**

None

### **ORDINANCE ISSUES**

Councilwoman Martz noted that Council adopted the grading and chicken ordinances recently.

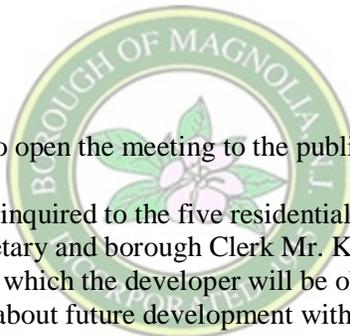
### **COMMENTS/DISCUSSION**

Councilwoman Martz noted Borough Clerk John Keenan, who has filled in as the secretary for the Planning Board is retiring May 1<sup>st</sup>, and asked the members and public to stay after the meeting for refreshments.

### **ADJOURNMENT**

Being no further discussion, Councilwoman Martz made a motion to adjourn the meeting, second by Chairman Barrar. AIF-motion approved. Meeting adjourned.

\*AIF – All in Favor



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