

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
JUNE 27, 2007**

The meeting was call 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 Chairman, C-Council, MD-Mayors Designee, A-Alternate

Lawrence Barrar	CH	Present	Richard Krause	MD	Present
Joyce Albrecht		Present	Arthur Loder		Present
Robert Brown		Present	John Wolf, Jr.		Present
Nick D'Amico	C	Present	John Lattany	A1	Absent
John DiBartolomeo	VC	Present	Joseph Conway	A2	Absent
Jim Hannold		Present	VACANT	A3 & A4	

ALSO

David Kreck	Engineer	Present	Michael Ward	Solicitor	Present
Chris Mecca	Zoning Off.	Absent	Denise O'Kane	Secretary	Present

APPROVAL OF MINUTES

The May 23, 2007 minutes were reviewed by the board and some changes were requested. A motion was made to approve the minutes with corrections. AIF-Motion approved.

OLD BUSINESS

Resolution #07-10, motions were made to approve with corrections. AIF-Motion approved.
 Resolution #07-11, motions were made to approve with corrections. Motion approved by roll call vote.
 Resolution #07-12, motions were made to approve. AIF-Motion approved.
 Resolution #07-13, motions were made to approve. AIF-Motion approved.

NEW BUSINESS

SDV07-2 / Joellen E. Lucas – 318 W. Washington Avenue

Applicant was represented by her agent Mr. Gary McCloskey of A&G Builders. Applicant proposes to subdivide the existing 100'x150' lot into two (2) individual 50'x150' lots and build a residential dwelling on the new lot. The existing shed will be demolished and the driveway apron, if possible will be shared by the two homes. After some discussion with the board, Mr. Kreck reviewed his letter dated June 8th and the applicant will comply. Mr. McCloskey submitted a new Site Plan and a brochure of the proposed house. A motion was made to open the meeting to the public. Elizabeth Webb, 310 W. Washington Ave. and Arlene Oden (daughter) 612 Collins Ave., Collingswood, NJ, were concerned about the parking during construction. Being no further discussion, a motion was made to close the meeting to the public. Motions were made to approve the subdivision. AIF-Motion approved.

SPL07-3 / T-Mobile Northeast, LLC. – 318 White Horse Pike

Applicant was represented by attorney Eric S. Goldberg of Stark & Stark. Applicant proposes to install a 10' monopole extension to the existing 130' monopole, install (9) panel antennas, install (6) equipment cabinets on a 20'x10' concrete pad and related telecommunication equipment. Mr. Goldberg introduced (4) other witnesses for testimony; Dr. Foster, Bassem Iskanver, Chad Gaulrapp & Doug Cowan. The first witness called was Dr. Foster, because he had a train to catch. The board had heard his testimony under the previous applications and after some discussion a motion was made to open the meeting to the public for Dr. Foster only. Launcin Johnson-314 N. White Horse Pike had concerns about the noise level

from the equipment cabinets, debris created from the technicians cleaning the tower and his tree is dying since the tower was installed. The tower has created problems for him and the other property owners. The board will have the Code Enforcement Officer contact him to solve all of his concerns. A motion was made to close the meeting to the public. The second witness, Bassem Iskanver was called & after a lengthy discussion which included several exhibits, the Chairman requested a five minute break. The third & four witnesses, Chad Gaulrapp & Doug Cowan were called. Mr. Kreck reviewed his letter dated June 8th and the applicant will comply. A motion was made to open the meeting to the public. Launcin Johnson-314 N. White Horse Pike, discussed his same concerns as earlier. Being no further discussion, a motion was made to close the meeting to the public. Motions were made to approve the application with conditions as stated in the review letter dated June 8th from Mr. Kreck and to supply proof of "Consent of the Property Owner". Motion approved by roll call vote.

A motion was made at 10:30 pm to continue the meeting. Motion approved by roll call vote.

At this time a severe storm was causing some power failure.

SPL07-4 / Cello Partnership – 318 White Horse Pike

Applicant was represented by attorney James A. Mitchell of Hambro & Mitchell. Applicant proposes to install (12) panel antennas upon the existing 130' monopole, to construct an 11.5'x30' equipment shelter and related telecommunications equipment. After a brief discussion Mr. Mitchell introduced Ahmet Colakoglu, who answered questions from the board. Mr. Kreck reviewed his letter dated June 8th and the applicant will comply. A motion was made to open the meeting to the public; being no further discussion, a motion was made to close the meeting to the public. Motions were made to approve the application with conditions as stated in the review letter dated June 8th from Mr. Kreck. AIF-Motion approved.

Site Plan Waiver – Warwick Auto Sales

Applicant failed to appear. Motions were made to table the issue until further notice from the applicant. AIF-Motion approved.

Completeness Review – 700 White Horse Pike Assoc., LLC. (Arby's)

Mr. Kreck discussed his review letter dated June 14th. The board deemed the application complete and recommended the applicant be placed on the July agenda for a formal hearing.

Informal Review – Wazir Grewal, 331 N. White Horse Pike

Mr. Grewal submitted a zoning application requesting to install a kitchen in the lower unit of his commercial property; which was rejected by our Zoning Official stating he needs to apply for a Use Variance. Mr. Grewal wanted the opinion of the board, before submitting a formal application; the unit currently may be considered a basement, but the back of the unit is ground level and he wanted to convert it to an apartment for the use of an employee currently working for him. The board recommended that he submit a formal application.

OPEN PUBLIC

COMMENTS & DISCUSSION

They were not able to be heard, due to a "Black-Out" for the Borough Hall caused by the severe storm in the area. The Chairman requested a motion to adjourn the meeting. Motions were made to adjourn the meeting at 11:00 pm. AIF-Motion approved.

*AIF – All in Favor

Respectfully Submitted by: Denise O'Kane, Planning Board Secretary