

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
JULY 25, 2007**

The meeting was call to order by Chairman Lawrence Barrar at 7:31 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	Absent
Joyce Albrecht		Present	Arthur Loder		Absent
Robert Brown		Present	John Wolf, Jr.		Present
Nick D'Amico	C	Present	John Lattany	A1	Absent
John DiBartolomeo	VC	Absent	Joseph Conway	A2	Absent
Jim Hannold		Present	BettyAnn Cowling-Carson, Mayor		Present

**ALSO**

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

**APPROVAL OF MINUTES**

Motions were made to approve the June 27, 2007 minutes. AIF-Motion approved.

**OLD BUSINESS**

**Scannell Properties/FedEx Ground**

Mr. Robert Mintz, attorney for Scannell Properties explained the reason for the administrative changes that occurred from the original approved plan by the Board. The other outside agencies realized that the emergency access road from East Atlantic Avenue, forced all vehicles to turn right only and it was not possible for a left or U turn for the vehicles to respond in the event of another emergency. Also there was no way of determining the train traffic at the time of an emergency, that could possible create a serious situation. Fire Chief Riebel and County first responders realized that the emergency door access through the "Sound Wall" would be safer and a faster access. After a series of meetings, the new location and design of the door was decided to be appropriate. A set of "As Built" plans were submitted to the Construction Department, a "Check list" was created and a bond was posted to cover funds, in the event the items are not completed in time. Mr. Mintz will forward a copy of the "As Built" plans for the Planning Board File. Mr. Ward will prepare a supplemental resolution reflecting the administrative changes for the board to review and memorialize.

Resolution #07-14, motions were made to approve. Motion approved by roll call vote.

Resolution #07-15, motions were made to approve. Motion approved by roll call vote.

Resolution #07-16, motions were made to approve. Motion approved by roll call vote.

**NEW BUSINESS**

**VAR07-2 / Wazir Grewal - 331 N. White Horse Pike**

Applicant was represented by attorney John Kosylo: He requested the application be placed on the August agenda, without further public notice; since only seven (7) members were present and two (2) members were not able to vote, a postponement was requested. Motions were made to postpone the application until the August meeting. AIF-Motion approved.

**SPL07-5 / 700 White Horse Pike Association, LLC-White Horse Pike**

Applicant was represented by attorney Peter Rhodes of Cahill, Wilinski, Rhodes & Joyce. Applicant proposes to subdivide existing Block 6.08, Lots 1 through 15 into two lots for the purpose of commercial development. Proposed Lot 1: Construct an Arby's restaurant with drive thru service; Proposed Lot 2: Construct a building for retail use and provide several site improvements. The property would have frontage on the following four (4) streets; White Horse Pike, Davis Road, Hurlock Avenue and Camden Avenue. Mr. Rhodes introduced three (3) witnesses for testimony; Mr. Petit, John Souvasis and John

Schick. The board listened to all of the testimony regarding some of the following; Variances for loading, parking, parking space size, several sign issues; Waiver for Stormwater quantity requirement. The board also discussed landscaping to include a "Magnolia" tree, a sign to reference "Magnolia", hours of operation-No 24 hours, grease trap cleaning; trash removal, delivery trucks, pedestrian access/cross walks, lighting and the retail store may have one (1) or no more than six (6) tenants. Mr. Kreck reviewed his letter dated July 21<sup>st</sup> with the board and the applicant will comply.

A motion was made to open the meeting to the public. Jo Alice Parsons-612 Camden Avenue had the following concerns; Pest control, Debris cleanup, Lighting-Her front window faces Hurlock Avenue, Hiring of more Police Officers-for safety, Noise level, Demolition process and a request to save a tree along Camden Ave. The tree will not be able to be saved, but they will plant an additional tree if requested, demolition will be with a "Claw" type machine and hauled away and if she leaves her name and address with the applicant they will notify her of the date of demolition. No additional lights will be installed on the corner of Hurlock and Camden avenues and the lights on the back of the building will illuminate the service walk for the tenants only, but will install a shield if needed. No need to hire more Police, hours of operation may only be until 10:00 or 11:00 pm., Pest control and debris should not be a problem with the new trash enclosures. Being no further discussion, a motion was made to close the meeting to the public. Motions were made to approve the application for the Subdivision and the Preliminary and Final Site Plan with conditions as stated in the review letter dated July 21<sup>st</sup> from Mr. Kreck. AIF-Motion approved.

#### **OPEN PUBLIC**

Motions were made to open the meeting to the public. Being no further discussion, motions were made to close the meeting to the public.

#### **COMMENTS & DISCUSSION**

The Chairman inquired about the status of the "New" Planning Board Application. Councilman D'Amico will discuss with the planning board secretary and place the issue on the August Agenda.

The Chairman suggested the board to review the "Rules of the Planning Board" for the next meeting.

Councilwoman Albrecht suggested a work session to discuss said issues. The date will be determined at the next meeting.

Mayor Cowling-Carson stated: The Garden State Boat property was sold, so we may see some activity for the board.

Councilman D'Amico stated: National Night Out will be on August 7<sup>th</sup> in the park.

Chairman Barrar suggested to Mayor Cowling-Carson and Councilman D'Amico to review the ordinance for the size of a parking space and the height of a sign, so the board does not have to grant a variance every time this issue comes before the board. Councilman D'Amico will research the sign issue in other towns and recommend a possible solution.

The Chairman requested a motion to adjourn the meeting. Motions were made to adjourn the meeting at 9:40 pm. AIF-Motion approved.

\*AIF – All in Favor

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