

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
AUGUST 22, 2007**

The meeting was called to order by Chairman Lawrence Barrar at 7:35 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		Absent	John Wolf, Jr.		Present
Nick D'Amico	C	Absent	John Lattany	A1	Absent
John DiBartolomeo	VC	Present	Joseph Conway	A2	Absent
Jim Hannold		Absent	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**

Motions were made to approve the July 25, 2007 minutes. AIF-Motion approved.

**CORRESPONDENCE**

**SPECIAL MEETING REQUEST**

Center 48 Limited Partnership, Magnolia Holdings L.P. and National Retail Associated L.P. requested a Special Meeting date of September 6, 2007 to hear Final Approval for the Major Subdivision and Site Plan application. After some discussion, John Keenan-Borough Clerk stated; this was the only available date that was convenient for all of the professionals, including our board professionals. Mr. Ward stated; the Developer of the property will have timing considerations down the road. This is a reasonable request and the application deserves to be heard. Mr. Wolf requested a time change for the meeting from 7:30 pm to 7:00 pm. Motions were made to have a special meeting on September 6, 2007, at 7:00 pm for this application only. AIF-Motion approved.

**TIME EXTENSION**

Magnolia Gulf, Inc. requested a time extension to complete the Phase II Plan for the construction of a convenience store on the property, to be completed by December 2008. Resolution #06-08 stated; All construction and improvements contemplated by the Amended Phase I Plan and the Applicant's previously approved Phase II Plan shall be completed, in their entirety no later than January 1, 2008. After some discussion it was decided that the Board Solicitor would prepare a resolution granting approval for the Phase II Plan to be completed, in their entirety no later that January 1, 2009. Motions were made and approved by roll call vote.

**OLD BUSINESS**

Resolution #07-17, Motions were made to approve. Motion approved by roll call vote.

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

Attorney John Kosylo contacted Mr. Ward requesting the application be tabled until the September meeting. Motions were made to table the application until the September meeting. AIF-Motion approved.

**NEW BUSINESS**

**VAR07-3 / Jack Wilson - 643 E. Evesham Avenue**

Applicant seeking a 2' side yard setback variance for a single family dwelling. The lot is on an angle with a 60' wide front. The angle created many problems; the house is on an angle, the 2 car garage was deleted from the plan, the steps for the handicap accessible porch was changed from the side of the porch to the ends of the porch, this still encroaches two feet into the required 8' side yard setback.

The foundation of the house is 8', but the porch cantilevers over 2'. The adjacent property is vacant with a 10' easement causing the elimination for development. Motions were made to open the meeting to the public. Being no further discussion, motions were made to close the meeting to the public. Motions were made to approve the application for a 2' side yard setback variance "As Built" on diagram. AIF-Motion approved.

### **OPEN PUBLIC**

Motions were made to open the meeting to the public. John Keenan thanked the Board for approving the special meeting. Being no further discussion, motions were made to close the meeting to the public.

### **COMMENTS & DISCUSSION**

The Chairman requested the discussion for the "New" Planning Board Application be postponed until the September meeting due to the absence of Councilman D'Amico.

The Chairman requested a date for a work session to discuss the "Rules of the Planning Board". Motions were made to approve, Tuesday, October 2<sup>nd</sup> at 7:00 pm. AIF-Motion approved.

John DiBartolomeo asked Mayor Cowling-Carson the status on changing 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? Mayor stated; the issue is being addressed before Council.

John Wolf inquired about registration for the NJ League of Municipalities Conference scheduled for November 13, 14 & 15? John Keenan asked the members to register with the Board Secretary regarding attendance and spouse attendance and the list would go to the treasurer for registration.

John Wolf inquired about the status of the required "Certification" for the Board Members? The Board Secretary will verify and report status at the September meeting.

The Chairman requested a motion to adjourn the meeting. Motions were made to adjourn the meeting at 8:30 pm. AIF-Motion approved.

\*AIF – All in Favor

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

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by completing an Open Public Record Act Request Form. Contact us

at (856) 83-1320 for additional information.