

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
JUNE 25, 2008**

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 Chairman, C-Council, MD-Mayors Designee, A-Alternate

Lawrence Barrar	CH	Present	Mary Martz	C	Absent
Joyce Albrecht		Absent	John Wolf, Jr.		Absent
Robert Brown		Present	Vacant	A1	
John DiBartolomeo	VC	Absent	Joseph Dymond	A2	Present
Jim Hannold		Absent	Ronald Buchanan	A3	Present
Richard Krause	MD	Present	R. Brian Carson	A4	Present
Arthur Loder		Present			

ALSO

David Kreck	Engineer	Present	Michael Ward	Solicitor	Present
John Szczerbinski	Zoning Off.	Present	Denise O’Kane	Secretary	Present

ALTERNATE

Joseph Dymond	A2	for	Jim Hannold		
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Chairman Barrar called for a moment of silence during roll call for Planning Board Member John Wolf, Jr. who passed away on June 4th. Mr. Wolf was also a member of the Fire Company, grew up and raised his family in Magnolia. Several members of the Board and our professionals shared their stories and feelings about him as a friend and a neighbor who had a great deal of commitment to the Board and the community. It was a privilege to know him and he will be greatly missed.

APPROVAL OF MINUTES

Motions were made to approve the May 28, 2008 minutes as written. AIF-motion approved.

NEW BUSINESS

Completeness Review/Mt. Olive Baptist Church

Mr. Kreck reviewed his letter dated June 11, 2008. The applicant is proposing to construct a new church with all the necessary site improvements, drainage improvements and a bridge culvert. After some discussion with Mr. Kreck, a motion was made to deem the application complete. AIF-motion approved.

There being no further discussion, motions were made to open the meeting to the public. AIF-motion approved.

OPEN PUBLIC

Being no discussion, motions were made to close the meeting to the public. AIF-motion approved.

COMMENTS & DISCUSSION

Mr. Kreck informed the Board that the site plan application from SAR Equipment for 216 Davis Road has not complied with all of the requirements at the time of Final Approval. The property has been sold and the new owner is Michael Almand of Almand Brother’s Concrete. When Mr. Kreck informed Mr. Almand of the outstanding requirements, Mr. Almand did not agree and stated he would contact his attorney.

Chairman Barrar read a letter of resignation from Planning Board member Jim Hannold. Chairman Barrar requested that a letter be sent to Mr. Hannold thanking him for his many years of service.

Member Robert Brown inquired about the sidewalk along Davis Road by the Arby’s as to why it is not straight? Mr. Ward asked the Board Secretary to contact the site engineer for an answer.

Zoning Officer, John Szczerbinski presented the Board with a survey he created, as a result of discussion at last month's meeting; inquiring about zoning application fees, the need for a professional survey versus a hand drawn survey, impervious coverage, etc. Out of 34 responses; 25 require a fee and 23 require a survey. After some discussion Mr. Szczerbinski suggested that the Board recommend to the governing body the following two items: a \$25.00 fee for each zoning application; a copy of a survey for each zoning application that affects the footprint and/or impervious coverage of a lot. After some discussion, motions were made to recommend a fee, possibly \$25.00, for each zoning application. AIF-motions approved. Motions were made to require a copy of a survey for each zoning application that affects the footprint and/or the impervious coverage of a lot for a construction permit. AIF-motions approved.

Chairman Barrar inquired about the definition of "Impervious Coverage" and it was decided to add the Residential-A portion of the Zoning Ordinance to the July agenda for review and discussion.

Richard Krause inquired about the letter to the NJDOT from the governing body, regarding the improvements to the White Horse Pike and Evesham Avenue, as per the prior requests from Mr. Kreck. As of June 10th the Borough Clerk, Mr. Keenan, said no letter had been sent as far as he knew. Mr. Keenan gave copies of everything to the Borough Solicitor, so he could draft a letter.

Mr. Ward was copied on two (2) OPRA request forms to Mr. Keenan from Alex Esposito, one dated May 23rd and the other one dated May 30th. He did not receive them until this meeting. In the future Mr. Ward would like Mr. Esposito to mail any notices for his attention to his office.

The Board would like Councilwoman Mary Martz, upon her return from vacation, to be sure that the Mayor is aware that the Board needs replacements to fill three Planning Board vacancies.

ADJOURNMENT

Motions were made to adjourn the meeting at 9:00 pm. AIF-motion approved.

*AIF – All in Favor

*NJDOT – New Jersey Department of Transportation

*OPRA – Open Public Records Act

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