

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
OCTOBER 24, 2007**

The meeting was called to order by Chairman Lawrence Barrar at 7:40 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		Absent	Arthur Loder		Present
Robert Brown		Absent	John Wolf, Jr.		Absent
Mary Martz	C	Absent	John Lattany	A1	Absent
John DiBartolomeo	VC	Present	Joseph Conway	A2	Present
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

A motion was made to approve the September 26, 2007 minutes with corrections. AIF-Motion approved.

OLD BUSINESS

A motion was made to approve Resolutions #07-20 and #07-21. Motion approved by roll call vote.

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

The applicant did not appear. A motion was made to table the application until the November 28, 2007 meeting. AIF-Motion approved.

NEW BUSINESS

VAR07-4 / Timothy Wynne – 402 Gloucester Avenue

Applicant seeking a 4’ front yard setback variance to install a porch with a roof, on the front of a new modular home. The home is already approved from the Zoning Official and the lot does not have any room to move the home back 4’. The site line of the proposed porch would be the same as the neighboring homes. 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. After some discussion, a motion was made to approve the application. AIF-motion approved.

VAR07-5 / Dee Sauro – 440 W. Lincoln Avenue

Applicant was represented by her husband Joe Sauro and is seeking a front yard setback and height variance to install a 6’ fence, for a section of the corner property located in the front and continues around the side and along the back. The fence would be white vinyl and replace the existing chain link and stockade fence that was there when the home was purchased. After some discussion about corner properties having two front yards, the location of the front door on the house and the address of the house; the board solicitor inquired about the applicants hardship that would require a 6’ fence? The applicant stated; 1) a 17’ round above ground pool, that can not be moved because of setback requirements for construction; 2) a swing set; 3) the dogs; 4) due to the location of the house on the property, this section is used as a back yard. The board was still concerned about the height of the fence located along Albertson Avenue and the Chairman referred to the ordinance regarding fence and shrub heights. After further discussion the board suggested and 4’ fence along the front section and tier up to 6’ along the side and continue 6’ along the back property line.

The applicant requested a phone call to his wife to discuss the suggestion. The Chairman requested a five minute break session.

The Chairman re-opened the meeting and 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. A motion was made to approve the 4’ fence along the front yard property line, maintaining a minimum setback of 18” from the sidewalk,

a 4' fence along 15' of the side yard property line and tier up to 6' along the remaining side yard property line and continue 6' along the back property line. AIF-Motion approved.

OPEN PUBLIC

A motion was made to open the meeting to the public.

Tony DePrince, Council President, invited everyone to the Grand Opening of the Community Center on Saturday, October 27th from 10:00 am to noon. He also wanted to thank the Planning Board for all of their hard work.

Being no further discussion, a motion was made to close the meeting to the public.

COMMENTS & DISCUSSION

The Chairman read the resignation letter from John Lattany who served as an Alternate Planning Board Member. The Chairman requested the secretary to send a Thank You letter on behalf of the board.

Due to the absence of Councilman D'Amico, the board postponed the discussion regarding the "New" Planning Board Application until further notice.

Dave Kreck discussed the construction concerns with Colombo Liquors and the changes to the site plans with no approvals. The surveyor called him about the parking lot where the original liquor store was demolished and stated: he had old plans. Mr. Kreck received a phone call from the board secretary today and Mark Basehore of BACH Associates inquired about the status of the amended plans; at that time no plans were received, but late this afternoon, Paul Colombo submitted amended plans for his review. A meeting between all parties involved was suggested, so everyone could be on the same page. Councilman DePrince stated; he will follow-up with Mark Basehore and Chris Mecca, Construction Official regarding the Colombo construction site.

The board inquired about the status of League registrations and the secretary will follow-up with the treasurer who made the reservations.

The Chairman requested a motion to adjourn the meeting. A motion was 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