

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
APRIL 25, 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	

ALSO

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

APPROVAL OF MINUTES

The March 28, 2007 minutes were reviewed by the board and they requested several changes, which will be corrected and new minutes will be reviewed. A motion was made to approve the minutes with corrections. AIF-Motion approved.

APPOINTMENT

Chairman Barrar recommended to the Board that Denise O'Kane, Technical Assistant to the Construction Official be appointed the new Planning Board Secretary. A motion was made by Mr. DiBartolomeo, seconded by Mr. Brown, AIF-Motion approved.

OLD BUSINESS

COAH – Prepared by Mr. Harris

The Borough Council authorized the preparation of the Housing Element, which is the second of a number of elements that comprise the Master Plan as defined by the State Municipal Land Use Law (MLUL). The document represents the Borough's commitment to obtain substantive certification of its Housing Element from the Council on Affordable Housing (COAH). In accordance with the MLUL and COAH regulations the Housing Element must be adopted by the Planning Board while the Fair Share Plan must be adopted by the Borough Council.

The Board had several questions for Mr. Harris, which he answered to their satisfaction. Chairman Barrar recommended that the Board Adopt the Housing Element, which would be an update to the Master Plan that was adopted on July 23, 2003. The Housing Element and Fair Share Plan are consistent with the goals and objectives of the 2003 Master Plan; therefore I recommend the Planning Board herby adopt said Housing Element. A motion was made by Mr. Wolf, seconded by Mr. DiBartolomeo. AIF-Motion approved.

Let the record show; Solicitor Michael Ward had to excuse himself due to a prior comment.

Resolution #07-09 - Joseph A. Dymond. A motion was made by Mr. DiBartolomeo, seconded by Mr. Wolf to memorialized resolution. AIF-Motion approved.

NEW BUSINESS**Completeness Review for Magnolia Commons Major Subdivision**

D'Anastasio Corp. Davis Rd. Block: 7 Lot: 2.04

Engineer Dave Kreck, recommended that the Board deem this application complete. The Engineer Review will be ready for the May Agenda. A motion was made to approve recommendation by Mr. Brown, seconded by Mr. Hannold. AIF-Motion approved.

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. AIF-Motion approved.

COMMENTS & DISCUSSION

Chairman Barrar: The copy of the December 20, 2006 was not on the agenda; however, please review for the May agenda. Also anyone who has not turned in a Financial Disclosure Statement, please do so before the end of April.

Councilman D'Amico: He spoke with Christopher Mecca regarding the building at Warwick Auto Sales. Mr. Mecca is talking with Mr. Kreck, seeking a waiver from the Site Plan requirement; saying it was his mistake; there is no increase in employees or services and no impact on drainage or lighting. Hopefully this will be addressed at the May meeting.

Also, you have a copy of the five (5) page letter from BACH regarding FedEx and the meeting with Borough officials. The discussion regarded the Davis Ave. access road being missed until it was too late and a list of other issues. BACH handled changes and "Administrative" and that is why they did not come back before the board. They were not issued the final "CO". Mr. Wolf; how could that happen if it was required by a resolution? Councilman D'Amico referred to Mr. Kreck. Mr. Kreck: This is an issue for Mr. Ward; but in his absence, I believe the applicant should come before the board with an amended Site Plan application, so the board could amend the resolution.

Councilman D'Amico will follow up with Mr. Ward before the next meeting to get an answer and contact Mark Basehore at BACH. He also requested this discussion to be placed on the May agenda.

Dave Kreck, concerned about the size of the agenda for May, with the Major subdivision, FedEx discussion, Cell tower application, etc. The board stated: no new applications after 10:30 pm and no testimony after 11:00 pm. They also inquired about the Arby application, Mr. Kreck stated: Corporate Arby's just approved the site, so we might not see them until June or July.

The board inquired about the new application showing the time limit. Mr. Kreck inquired about the completeness review requirement for major subdivisions and site plans. Mr. Ward stated before that it is under MLUL and is the board's decision to do.

Each Board member received a new "Planning and Zoning in New Jersey" manual, compliments of Councilman D'Amico. The board thanked him; it will help them with future applications.

A motion was made and seconded to adjourn the meeting at 8:20 pm. AIF-Motion approved.

*AIF – All in Favor

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