

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
AUGUST 27, 2008**

The meeting was called to order by Chairman Lawrence Barrar at 7:47 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	Arthur Loder		Present
Joyce Albrecht		Absent	Mary Martz	C	Absent
Robert Brown		Present	Ronald Buchanan	A1	Present
Brian Carson		Present	Steven Previtera	A2	Present
John DiBartolomeo	VC	Present	Edward Hoban	A3	Present
Joseph Dymond		Present	Robert Brandt	A4	Present
Richard Krause	MD	Present			

ALSO

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

ALTERNATE

Ronald Buchanan	A1	for	Joyce Albrecht
Steven Previtera	A2	for	Mary Martz

APPROVAL OF MINUTES

Motions were made to approve the July 23, 2008 minutes as written. AIF-motion approved.

OLD BUSINESS

Resolutions

Motions were made to approve the following Resolutions; 08-12, 08-13 & 08-14. Motions approved by roll call vote.

NEW BUSINESS

Interpretation Application

IA08-1/Walgreen Eastern Co., Inc., 100 N. White Horse Pike

Applicant was represented by attorney Robert D. Mintz of Freeman & Mintz. The applicant would like to use part of the building for a convenience/medical clinic. It would be approximately 285 square feet containing two small offices with four to six waiting chairs. No alteration to the external building footprint or lot is proposed. The applicant seeks determination that the clinic is an accessory use without impact to parking or traffic and does not seek any revision to the prior approved site plan. Mr. Mintz stated that several clinics are either open or under construction in the area and this service would be similar to the Food Stores offering internal Banking services and how Wal-Mart offers internal services to their customers.

Solicitor Michael Ward swore in the following for testimony; Tiffany CuvIELLO, Licensed Professional Planner for the State of New Jersey and a self employed Planner in Galloway Twp.; Shruti Beauchamp the District Manager for Walgreen South Division.

Tiffany CuvIELLO supported the belief that the use is accessory to the Pharmacy and the Products sold. The Pharmacy already offers flu shots, so the parking requirements should be the same. They accept medical insurance and feels this would be convenient for families. The Walgreen's in Galloway Township offers this service and they have had no problems with parking or traffic.

Shruti Beauchamp stated that the clinic is run by Take-Care and they do all of the hiring and take care of all of the business affairs, not Walgreen's. Take-Care only does business within the Walgreen Pharmacy chain. She also feels the use is accessory to the Pharmacy and the Products sold.

Mr. Mintz submitted to the Chairman a letter from Jerry Canter, a Professional Traffic Engineer of Horner & Canter Associates dated August 13, 2008 stating that the medical clinic will have no discernable change in traffic generation or parking of the facility.

Solicitor Michael Ward stated that the board members have not reviewed the letter from Mr. Canter and Mr. Canter is not present for the board to ask questions. Engineer David Kreck stated that additional parking for employees may be needed.

Solicitor Michael Ward and the board members questioned if this is an additional use that needs an amended site plan approval. Mr. Mintz stated the use is permitted in the commercial zone. Solicitor Michael Ward said the original site plan approval was for a pharmacy not a medical clinic. A medical clinic is not an accessory use. The board members had additional questions regarding payment for services, record keeping, advertising signs, parking, hours of operation, hauling of medical waste, etc.

Mr. Mintz requested the application be continued until the September 24th meeting, so he can provide additional testimony. Motions were made to approve the continuation of the application. AIF-motion approved.

CORRESPONDENCE

Chairman Barrar read a card from the Wolf Family thanking the Planning Board for their thoughtfulness regarding the passing of John Wolf, Jr., who was an active member of this Planning Board.

Chairman Barrar noted that each member received a letter from the Camden County Freeholders offering an Ethics Training seminar.

Chairman Barrar inquired if any board members plan to attend the annual League Conference, please let the board secretary know, so name tags could be ordered.

OPEN PUBLIC

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

COMMENTS & DISCUSSION

Chairman Barrar requested that the New Planning Board Application should be placed on the September agenda and that each board member receive a copy for review.

Chairman Barrar decided to postpone the following discussions; Residential "A" Zoning Ordinance and the Rules for Planning Board Members, until a later date.

Solicitor Michael Ward stated "he resents the fact that an attorney attempts to testify without first hand knowledge and that this board deserves better". Chairman Barrar said all they wanted to know is what was permissible and we took more time than was necessary on the subject.

ADJOURNMENT

Motions were made to adjourn the meeting at 9:25 pm. AIF-motion approved.

*AIF – All in Favor

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