



Borough of Magnolia
Camden County, New Jersey

"One Square Mile of Friendliness"

Office of Planning and Construction
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Magnolia, New Jersey 08049

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PLANNING AND ZONING
REGULAR MEETING
OF FEB.22, 2006

7:35 P.M.

SUNSHINE LAW

In compliance with N.J.S.A. 10:4, Open Public Meetings Act, notice was given to two newspapers and posted that a meeting of the Magnolia Planning Board is scheduled for Feb. 22, 2006 at 7:30 PM in the Borough Hall, 438 W. Evesham Avenue, Magnolia, New Jersey.

FLAG SALUTE

ROLL CALL

All were in attendance except J. DiBartolomeo, J. Lattany, S. Hailey, C.Mecca, D. Kreck and M. Grandowicz.

APPROVAL OF MINUTES

NONE

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OLD BUSINESS

NONE



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CORRESPONDENCE

Chairman Barrar informed the board that there are still spaces available for the free Rutgers course being offered by the Camden County Improvement Authority.

NEW BUSINESS

The Solicitor informed the board that the Governing Body adopted resolution 2006:44 to recommend to the Planning Board to review the Lion's Head Plaza and particular surrounding parcels as a redevelopment area. He stated during this process it is very important to allow public comment. Mr. Ward stated the board would have to authorize a Professional Planner to review these properties and analyze them to make a determination of qualification. The Solicitor asked Mr. Bach the Borough's Engineer and Planner of his qualifications. Mr. Bach put on record his qualifications after being sworn in by the Solicitor. Mr. Bach has two degrees in Architecture and civil engineering. He has designations as a Professional Architect, Engineer, Planner, is a certified Municipal Engineer, and has 14 years experience, which 6 years as principal of Bach Associates. He stated he also has worked for several municipalities and for the counties of Camden, Atlantic, Cumberland, and Gloucester. He has been involved with over 100 municipal land proceedings. He has worked on redevelopment projects in Magnolia, Somerdale, Mt. Ephraim, Bellmawr, Audubon and Gloucester Township.

J. Hannold stated of the last Redevelopment Area where the FedEx is now building and how successful that site has turned out to be. J. Conway inquired if Mr. Bach being involved with Somerdale was a conflict. The Engineer stated no, that it works better having both sides of the site involved with the same firm.

Mr. Bach explained that Somerdale has completed their determination of need for the site. Mr. Bach stated he is not working for Somerdale in their determination of need. Scott Smith of Modutech of Berlin completed Somerdale's report.

J. Hannold inquired to what the planner does? Mr. Bach explained the statute allows certain criteria be reviewed and to determine if the site meets any part of the criteria for redevelopment.

Motion was made by R. Krouse to open the meeting to the public, seconded by A. Loder, with all members voting aye.

Shirley Paige of Evesham Avenue asked about wetlands. Mr. Bach stated he will use the DEP maps to determine any areas involved with wetlands.

William O. Ray of 700 E. Evesham Avenue asked what store was coming to the Plaza? The Engineer stated no application was being presented at this time. The Solicitor also explained that an application is not being reviewed nor has one been received. The new tenants could be any number of retail named stores.

John Boyle of 305 E. Washington Avenue spoke of the Super Walmart, the 100 senior homes, and 100 market rate homes.

Shirley Paige of Evesham Avenue inquired to the two towns, Somerdale and Magnolia, and would there be separate reviews done by each town. Mr. Bach stated the towns would review the site separately, but working toward a common goal.

Join - Minutes 2/10 Meeting

Michele Williams of 301 E. Washington Avenue spoke of the traffic and if it was taken into the study? Mr. Bach stated the statute states it is not included in the determination of needs study, but the site plan would address the traffic issue.

Motion made by J. Wolf to close the public portion, seconded by R. Brown, with all members voting aye.

J. Conway questioned why Bach Associates was being used and not someone else. The Mayor spoke that Bach Associates was appointed after the new Open and Fair Process of proposals for professional appointments were reviewed.

J. Hannold stated Mr. Bach has to satisfy the board and that is the reason he is here tonight.

Motion made by R. Brown to appoint Mr. Bach of Bach Associates as the Planning Board Planner, seconded by J. Hannold, with all members voting aye by roll call vote.

Motion made by J. Hannold to specifically authorize Bach to investigate and prepare a report and map for the parcels listed in the Governing Body resolution as a redevelopment area; seconded by J. Wolf.

The secretary read the actual blocks and lots listed into record.

There was a question about why there were new additional parcels added to the plan. Councilman D'Amico stated it was due to the fact of trying to make the site more contiguous, rather than chopped up. R. Krouse asked to see the previous shaded map.

Mr. Bach presented his map to Mr. Krouse. All members voting aye by roll call vote.

The next meeting would be the regularly scheduled meeting on March 22, 2006.

Motion made by J. Wolf to adjourn the meeting, seconded by R. Krouse, with all members voting aye.



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