



**Borough of Magnolia
Camden County, New Jersey**

"One Square Mile of Friendliness"

Office of Planning and Construction
438 West Evesham Avenue
Magnolia, New Jersey 08049

Phone: 856-783-1520, Ext. 117 Fax: 856-782-0782

**REORGANZIATION/REGULAR MEETING
MINUTES**

OF

JANUARY 25, 2006

At 7:41 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 Planning Board Meeting is scheduled for January 25, 2006 at 7:30 P.M. in the Borough Hall, 438 West Evesham Avenue, Magnolia, NJ

FLAG SALUTE FOLLOWED:

ROLL CALL:

Those not attending;

Mr. John Lattany, Sharon Hailey, Chris Mecca and Marianne Grandowicz

Unofficial Copy

ELECTIONS AND APPOINTMENTS:

Official copies should be requested through the Borough Clerks Office by completing an Open Public Meeting Schedule Form. Contact us at (856) 783-1520 for additional information.

1. Resolution 2006-01 Meeting Schedule 2006
Motion: J. DiBartolomeo Seconded: R. Brown
2. Resolution 2006-02 Agreement of Professional Services- Solicitor
Motion: J. DiBartolomeo Seconded: R. Brown
3. Resolution 2006-03 Agreement of Professional Services-Engineer
Motion: J. Hannold Seconded: J. Wolf
4. Resolution 2006-04 Appointment of a secretary
Motion: R. Brown Seconded: J. DiBartolomeo
5. Resolution 2006-06 Election of a Chairman-L. Barrar
Motion: J. DiBartolomeo Seconded- J. Wolf
6. Resolution 2006-07 Election of a Vice-Chairman- J. Hannold
Motion: J. DiBartolomeo Seconded- R. Brown

CORRESPONDENCE:

NJ Planning Officials 2006 program to be held Feb. 11 in Gloucester Twp.
Respond by Feb. 1 if you plan on attending.

OLD BUSINESS:

1. RESOLUTION # 05-028
Memorialization- Fed Ex lot line adjustment for Scannell Properties.

NEW BUSINESS:

Carmen Mason 113 N. White Horse Pike Block 4.05 Lot 28 - Corner of the WHP and Madison Ave. Mr. Mason has requested a use variance on this property since it is zoned residential. He would like to change it to commercial so that he can operate a mortgage processing office. They would like to come before the board for site plan approval in the near future.

Official copies should be requested through the Borough Clerks Office by completing an Open Public Record Act Request Form. Contact us at (856)783-1520 for additional information.

MEETING OPEN TO THE PUBLIC:

Chairman Barrar asked for motion to open meeting to public. Motion made by J. Hannold, Seconded by R. Brown. All in Favor.

CLOSE THE MEETING TO THE PUBLIC:

. Motion to close: Made by J. Hannold, seconded by J. Wolf. All in Favor.

Informal Presentation: Bach Associates
Redevelopment Engineer Steven Bach explained details regarding the Lion's Head Plaza. He stated the majority of the property is in Somerdale. He presented a map showing the parcels in Magnolia which would be involved in a future redevelopment area shaded. He further explained Mayor and Council has asked the him to present to the Planning Board an informal presentation at this time, and later next month a formal presentation.

He stated a redevelopment plan had previously been approved in 2005 by the Planning Board. The difference was the addition of various parcels on the plan along the edge of the existing plaza. He explained the property owners would be notified for the formal presentation as well as a general advertisement would be done.

J. Hannold made a motion to open the meeting to the public, seconded by J. DiBartolomeo, with the board voting aye.

Anthony Comilla of 133 Jefferson Avenue inquired to what plans the owner has for the site. The Engineer stated there are no definite plans at this time.

Motion made by J. DiBartolomeo, seconded by J. Wolf to close the meeting to the public, with all members voting aye.

The Board Solicitor Mr. Ward stated he thought some of the Evesham Avenue parcels noted in the plan may have been part of a previous subdivision application. The Engineer would look into this with the Tax Assessor.

R. Krouse inquired about wetlands on the site. The Engineer stated not to his knowledge. J. Wolf asked the Engineer when he presents next month to show the Somerdale plans for the site.

J. Hannold inquired about Old Egg Harbor Road. The Engineer stated it may have been abandoned previously.

J. Wolf inquired to the Affordable Housing Plan. The Engineer explained Round 3 COAH was being done now and would be completed after the Redevelopment Plan.

R. Krouse asked if Somerdale was the lead? The Engineer stated in the last four weeks Magnolia has been a very active participant.

J. DiBartolomeo asked about the light at Washington Avenue and the White Horse Pike. The Engineer stated it is proposed to be offset 200 feet to the west.

J. Hannold inquired about the main entrance on the White Horse Pike. The Engineer stated a new entrance is being proposed.

Motion made by J. DiBartolomeo for a Special Meeting on February 15, 2006 at 7:30 pm, seconded by J. Brown, with all members voting aye.

Motion made by J. DiBartolomeo to open the meeting to the public, seconded by J. Brown, with all members voting aye. No comments from the public. Motion made by J. DiBartolomeo to close the public portion, seconded by J. Wolf, with all members voting aye.

Councilman D'Amico and the Solicitor had nothing to report for the month.

Motion by J. DiBartolomeo, seconded by R. Krouse to adjourn, with all members voting aye.