

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
January 28, 2009**

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	Arthur Loder		Present
Joyce Albrecht		Present	Mary Martz	C	Present
Robert Brown		Absent	Ronald Buchanan	A1	Absent
Brian Carson		Present	Steven Previtera	A2	Present
John DiBartolomeo	VC	Present	Edward Hoban	A3	Present
Joseph Dymond		Present	Robert Brandt	A4	Absent
Richard Krause	MD	Present			

ALSO

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

ALTERNATE

A-2 Steven Previtera for Robert Brown

REORGANIZATION OF THE BOARD

Chairman Barrar swore in the Planning Board members:

Richard Krause, Jr.	Mayor Designee	Class I	Term Expires: December 2009
Brian Carson	Fire Company Rep.	Class II	Term Expires: December 2009
Mary Martz	Councilwoman	Class III	Term Expires: December 2009
Joseph Dymond		Class IV	Term Expires: December 2012
Steve Previtera		Alternate 1	Term Expires: December 2010
Edward Hoban		Alternate 2	Term Expires: December 2009
Michael Moore		Alternate 3	Term Expires: December 2010
Robert Mastalski		Alternate 4	Term Expires: December 2009

Motions were made to approve the following resolutions. AIF-motions approved.

Resolution #2009-01	2009 Planning Board Meeting Schedule
Resolution #2009-02	2009 Planning Board Solicitor, Michael J. Ward
Resolution #2009-03	2009 Planning Board Engineer, Dave Kreck of KWH Associates, Inc.

Motions were made to approve the following nominations. AIF-motions approved.

Resolution #2009-04	2009 Planning Board Chairman, Lawrence Barrar
Resolution #2009-05	2009 Planning Board Vice Chairman, John DiBartolomeo
Resolution #2009-06	2009 Planning Board Secretary, Denise O'Kane

APPROVAL OF MINUTES

Motions were made to approve the December 17, 2008 minutes as written. AIF-motions approved.

OLD BUSINESS

Resolutions

Mr. Kreck verified he did receive the Existing Conditions Survey, but the drawing from Mr. Faul is incorrect. Motions were made to approve Resolution #08-17 with the condition that Mr. Kreck should receive a corrected site plan drawing from the architect Ronald Faul, due to the discrepancies with the original site plan drawing. Motions approved by roll call vote.

Completeness Review

Final Site Plan / Mt. Olive Baptist Church

Mr. Kreck referred to his letter dated January 26, 2009, after reviewing the information provided by the applicant, Mr. Kreck finds the final site plan application in accordance with the borough submission requirements and therefore recommends it be deemed complete.

Motions were made to deem the application complete. AIF-motion approved.

OPEN PUBLIC

Motions were made to open the meeting to the public. AIF-motions approved.

Alex Esposito, 407 W. Brooke Ave. – He inquired if the Wal-Mart project is going to move forward? Mr. Kreck stated that he is waiting for the final NJDOT Roadway Improvement Plans and provided the plans are in conformance with the approval, he would request the submission of the Final Site Plans for signatures.

Mr. Esposito asked Mr. Ward if there are any regulations or laws that regulate what the responsibility is for the borough to transfer property they own to private people. Mr. Ward stated that under Title 40 there are statutes that govern the transfer of land, and suggested he could direct his question to the municipal solicitor or Mr. Esposito could research Title 40 through any public library.

There being no further discussion, motions were made to close the meeting to the public. AIF-motions approved.

COMMENTS & DISCUSSION

Chairman Barrar asked the board to review the recent version of the Planning/Zoning Board Application, and the only item to review is a third version of the “suggested” public notice. Chairman Barrar questioned if the board could approve the application package as a whole and give Mr. Ward time to decide which notice to use? Mr. Ward agreed with the third version.

Chairman Barrar stated the recommended changes from the last meeting have been completed. Does the board have any further questions or comments? After a brief discussion regarding updates and changes, motions were made to approve the application as written, pending the public notice approval from Mr. Ward and provided that the board secretary submit any future revisions or changes to the board. AIF-motions approved.

Mr. Ward recommended that the application be presented before council to be approved by resolution or ordinance.

Mary Martz notified the board that a Codification Committee is being formed again and if anyone is interested to please contact her.

Chairman Barrar welcomed the new members to the board. Vice Chairman DiBartolomeo inquired if the new members knew about the certification classes that they must attend? The board secretary notified them of the dates available and will schedule attendance at the classes.

ADJOURNMENT

Motions were made to adjourn the meeting at 8:30 pm. AIF-motion approved.

*AIF – All in Favor