



**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

**MINUTES  
PLANNING AND ZONING  
REGULAR MEETING  
OF JUNE 28, 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 June 28, 2006 at 7:30 PM in the Borough Hall, 438 W. Evesham Avenue, Magnolia, N.J.

**FLAG SALUTE**

**ROLL CALL**

All were in attendance except for John Lattany, Joseph Conway, John Wolf, Sharon Hailey and Chris Mecca.

**APPROVAL OF MINUTES**

Dated May 24, 2006 as written

**Motion to approve; R. Brown-R. Krause AIF**

**CORRESPONDENCE**

NJ Planner Newsletter

**NOTATION:**

Michael Ward and John DiBartolomeo arrived at 7:40.

**OLD BUSINESS**

Discussion of Borough Ordinance 2006:11 Amending chapter 270-Zoning. Planning Board Members read and approved this ordinance.

**Motion to approve: R. Brown Second: J. Hannold AIF**

**NEW BUSINESS****Informal Presentation****Mr. John Furlong 110 W. Adams Ave.**

Mr. Furlong is interested in building a home on his property. He was told that he will need a few variances in order to comply with zoning regulations.

**Informal Presentation****Mr. Lassiter 514, 516, 518 Nelson Ave.**

Mr. Lassiter would like to build homes on the properties he owns. Two of the three lots are minimum lot size and the third is irregular. These lots are located on a paper street that is a dedicated-legal street. There are a lot of issues associated with these lots, Mr. Ward explained to the owner that he will need to check out the possible wetlands issue, have utilities installed, pave the street to his properties, etc. Mr. Ward suggested that Mr. Lassiter explore all these issues with an Engineer. Mr. Kreck said he would be happy to help with any recommendations.

**Mr. Mark D'Onofrio's application was withdrawn.*****Magnolia Gulf 819 Evesham Road Block 8.01 Lot 2.02***

***Mr. Gill is here requesting a revision to his prior approved application. He is represented by his Attorney, Mr. Frank Wiesniewski, Engineer, Mr. Kris Kluck and his contractor, Mr. Bill Swank. Mr. Gill was sworn in by Mr. Ward. He is the president and owner of Magnolia Gulf. They would like to obtain a TCO in order for them to operate the gas pumps. Since they have gone past Phase 1 plans and completed some of the Phase 2 items, they were shut down. They are here tonight to review and see what they can do to comply. After much discussion, it was agreed upon that the following items will be the conditions allowing the issue of a TCO.***

- 1- The applicant shall maintain the two fuel dispensing pumps that were located directly in front of the building in a "non-operational status", and shall not connect the dispenser hoses and nozzles, nor utilize the pumps for fuel dispensing purposes, unless and until the Applicant is authorized, in writing, to***

- use the pumps by the municipal engineer, and a temporary Certificate of Occupancy issues for that purpose;*
- 2- Within 60 days of the date of the planning board's hearing, on or before August 27,06, the applicant intends to raze the existing building on the property;*
  - 3- Prior to removing the existing building, the applicant will confer with the municipal engineer, and they will agree on an alternative electrical service, sanitary sewer and water facilities relocation plan that is acceptable to the municipal engineer whereby either: (i) a small portion of the existing building is retained and "boxed in" by the Applicant to enable the location therein, on a temporary basis, of the electrical service panel, the sanitary sewer facilities(i.e. lavatory) and a potable water source to service the property after the building is demolished, or (ii) the Applicant installs an on-site temporary service trailer, or other similar modular structure, which will house the electrical service panel(s), and the water and sanitary sewer facilities. At such time as one of the two alternative plans is agreed to by the Applicant and the municipal engineer, Mr. Kluck shall depict the location and dimensions of the agreed temporary electrical service/sanitary structure on a revised Amended Plan and shall submit said revised Amended Plan to the Planning Board Secretary before the Applicant commences the demolition of the existing building. So long as the nature and location of the temporary electrical, sanitary sewer and water facility is administratively approved in writing, by the municipal engineer, the Applicant will not be required to return to the Planning Board for approval of the location of said temporary structure.*
  - 4- All of the landscaping depicted on the Applicant's originally approved Phase 1 Plan shall be completely installed with 45 days of June 28, 2006.*
  - 5- No kerosene storage or dispensing whatsoever will be permitted or occur on the site.*
  - 6- No traffic directional arrows will be painted on the site, except those depicted on the Amended Plan at the entry ways to the property.*
  - 7- The traffic barricades depicted on the Amended Plan shall be installed immediately.*
  - 8- All construction and improvements contemplated by the Amended Phase 1 Plan and the Applicant's previously approved Phase II Plan shall be completed, in their entirety no later than Jan. 1,2008.*

- 9- *In consideration of the Applicant's agreement to the foregoing conditions, the Planning Board shall and does hereby recommend that the Magnolia Borough Construction Code Official issue a Temporary Certificate of Occupancy to the Applicant, to enable the Applicant to immediately begin to utilize the two fuel dispenser pumps nearest to Evesham Road for retail sales. Furthermore, the planning board also recommends to the Construction Code Official that at such time as the existing building is completely demolished and the acceptable alternate electrical, sanitary sewer and potable water facilities are in place on the property, another Temporary Certificate of Occupancy or similar written authorization should be issued to enable the applicant to operate all four (4) fuel dispensing pumps for it's retail purposes while the Applicant proceeds with the approved Phase II Site Plan construction.*
- 10- *The planning Board further recommends that any TCO issued by the Magnolia Construction Official should contain an expressed written condition that the TCO shall automatically lapse and expire if the existing building is not demolished by August 27,2006.*

**MEETING OPEN TO THE PUBLIC**

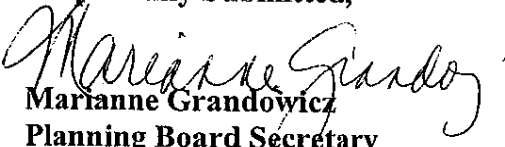
**MOTION: J. DiBartolomeo Second: R. Brown AIF**

Councilman Tony DePrince was sworn in by Mr. Ward. He commented to the fact that this gas station has become a public safety issue. He also commented that they have completed 1 1/2 of Phase 1 and 2 and hopes that they will follow through with the proposals made tonight.

Mayor BettyAnn Cowling Carson was sworn in and commented that she spoke with the County Fire Marshall, and that he said that the gas pumps closest to the doors cannot be used since they are within 5 feet of the door. The Mayor also thanked the members for their hard work throughout these past few busy months.

**MEETING ADJOURNED: Motion: J.D. Seconded: R.B. AIF**

**Respectfully Submitted,**

  
Marianne Grandowicz  
Planning Board Secretary

**NOTE: AIF-ALL IN FAVOR**

**RCV-ROLL CALL VOTE**