

PLANNING BOARD MINUTES

MARCH 28, 2007

7:30 PM

The meeting was called to order by the Chairman, Lawrence Barrar at 7:36 P.M. The public statement was read by the Chairman, followed by the flag salute.

The substitute secretary Kristina Clement took roll call:

Lawrence Barrar	Present	Joyce Albrecht	Absent	Robert Brown	Present
Nick D'Amico	Present	Jim Hannold	Present	Richard Krause	Present
Arthur Loder	Present	John Wolf, Jr.	Present	Joseph Conway	Present
John Lattany	Absent	John DiBartolomeo	Present	Chris Mecca	Absent
Sol. Michael Ward	Present	David Kreck, Eng.,	Present	K.Clement, Sub. Sec.	Present

The January 24, 2007 and February 28, 2007 minutes were approved. J. DiBartolomeo motioned, M. Krause seconded-AIF. The January 9, 2007 minutes were approved. R. Brown motioned, R. Krause seconded-AIF. *AIF-All in favor

Memorialization of the Resolution for Center 48, L.P., National Retail Associates, L.P. and Magnolia Holdings, L.P. M. Ward issued a preliminary draft at the last meeting. The draft was given to the applicant, Leah Furey, and D. Kreck. He reissued the new resolution. The applicant and Council commented; L. Furey and D. Kreck commented but there were not many changes that were needed. M. Ward referenced to the Resolution that needed change. Paragraph ten of the Resolution, page six. Changed, the applicant will allocate the funds 100% of the fair share, changed the language to memorialize it. Two-thirds down the same page, the intersections that are being effected, and the applicant agreed to do a study of traffic at Washington, Jefferson, and Monroe Avenues. In paragraph twelve, page seven, D. Kreck noted that there was an error on subsection twelve to Lot 3.10. In paragraph thirteen, exhibit B was included with text by reference. In paragraph nineteen, J, proposed finding, technical bulk. Exhibit B moved to Exhibit C and those who testified were listed. L. Barrar asked if anyone on the board had questions. J. DiBartolomeo questioned traffic flow. He referred to page six the lower portion with the under take of traffic flow. M. Ward said the three streets mentioned the applicant will take a study of those three streets. J. DiBartolomeo feels Lafayette should be included in that study because Jefferson is a dead end street. M. Ward noted that because these three streets lead to the Pike and would be considered "cut through" streets. J. DiBartolomeo motioned to approve Resolution 07-08; N. D'Amico seconded. The resolution memorialized as prepared.

J. Hannold questioned pages nine to ten, Central Avenue and being a paper street. How was this issued being handled? M. Ward said the applicant can come for a variance because it is not really an issue. It would be created by the municipality and not the applicant.

Bill Harris; Consultant for COAH appeared before the board to discuss any questions the board may have. J. Hannold wanted time to review the issue. A motion was made by R. Brown and seconded by J. DiBartolomeo to table the presentation until the April meeting. All members were in favor except N. D'Amico. Mr. Ward asked Mr. Harris if he felt that the board needed to act on this now and he said yes. Motion approve by roll call vote.

NEW BUSINESS

Mr. Dymond was here for a minor subdivision. M. Ward swore in Joseph Dymond. J. Dymond introduced himself and stated his address – 140 E. Washington Ave. M. Ward was provided with exhibits. The application is Exhibit A-1 and the survey is Exhibit A-2. J. Dymond wants to subdivide the lot to have his daughter and her husband build a new home. D. Kreck talked about conforming lots per size. With corner lots, there are two front yard setbacks, one (1) on each street. The Gloucester Ave. side is a little off that requirement. For the corner lot, the applicant is choosing Washington Ave. as a front with a thirty foot set back. There would be one existing variance and one new variance. Referring to the application, page three item three E no access easements. Page four, three F grading is fine. The location

of service laterals is ok, waved. Three H soiled erosion permit, this will be at the time of obtaining the building permits if there is an exceeding of 5,000 sq. ft. Page four, item one variances would be discussed, item two is ok, item three F the grading is fine. Page four item one, variances to be discussed, item two is ok, and item three the legal descriptions will be looked at and reviewed. Item four any issues with grading would be approved with the building permits. There are no floor plans as of yet they will be done with the building permit and applicant will talk with the tax assessor about the tax lot numbers. Item two page six section six needs to go to the Camden County Planning Board but it could be waived if the board is willing. J. Hannold asked about parking, D. Kreck said that can go with the building plans when decision on the house format is made. A motion was made to open to the public, no comment; J. DiBartolomeo motioned and J. Wolf seconded to close the meeting to the public-AIF. J. DiBartolomeo motioned to approve the subdivision; N. D'Amico seconded, motion approved-AIF.

INFORMAL DISCUSSION

John Scheck – representative for Arby's Restaurant. They are looking at the southwest corner of Davis Rd. & White Horse Pike, where the old auto shop and sea-food place had been located. He would like to have an application in by his target month of May & construction would take one hundred days from application to opening day which would include a drive through. R. Krause asked about the area. It was stated that it would be on the streets of Davis to Herlock and face the White Horse Pike. D. Kreck said that DOT should be contacted. D. Krause commented that this would be the gateway to the town and good for sprucing up that area and would like to see that as a welcoming place. J. Scheck said there will be standard a design then would add more, noting a possible Magnolia welcome sign. J. DiBartolomeo feels Arby's would be a welcomed addition to Magnolia. D. Kreck says that DOT may be a problem but everything else may be ok. J. DiBartolomeo motioned to open to the public. J. Hannold seconded. Mary Martz said she was excited to hear that Arby's would be a possibility in the town because the area that is currently there is a nuisance and that the inspectors are always there for problems. J. DiBartolomeo motioned to close the portion to the public. J. Wolf seconded the motion. D. Kreck noted the differences between a drive in & a drive through and feels the drive through is the way to go and wouldn't be an issue. J. DiBartolomeo also thinks it would not be an issue.

COMMENTS

L. Barrar questioned the construction going on at Warwick Auto Sales. J. DiBartolomeo also questioned about the addition. M. Ward said the work being done would need approval. An ordinance says to meet the requirements and then they can apply for a permit. D. Kreck read & reviewed ordinance 170-36 and feels that the site should have gotten site plan approval from the board. M. Ward asked what is the definition of expansion or development? J. DiBartolomeo said with the AVI motor sales store located across the street, they obtained a site plan approval. M. Ward reviewed resolution 170-3 & wants to see if someone pulled permits for this work and find out if they need to come to the board or not.

L. Barrar had questions about the Liquor Mill and the common area; are the businesses required to have trash in a dumpster or can it be on the ground? Mr. DiBartolomeo thought there was an arrangement for recycling?

J. Wolf questioned the Fed-Ex project. Asked why there was a temporary CO and what that included. He noted that Davis Road is an emergency access road that was in violation. He feels that special conditions are being ignored because it is hard to come in and make a right off the street. N. D'Amico said that yes there was one issued. He said that they were working on putting in shoebox lamps and that there would be a follow up with council and Back Associates. M. Ward said that to prevent liability they should come back if things are different than noted when first coming to the board. He asked what else has been changed and why were things signed off on if they were different. J. Hannold wants review of this issue to be heard at a meeting. M. Ward said the municipal engineer has been very active with the site & N. D'Amico said these issues will be discussed at the April meeting.

A motion was made and seconded to close the meeting. The meeting concluded at 8:50 P.M.