

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
SEPTEMBER 24, 2008**

The meeting was called to order by Chairman Lawrence Barrar at 7:30 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		Absent
Joyce Albrecht		Present	Mary Martz	C	Present
Robert Brown		Present	Ronald Buchanan	A1	Present
Brian Carson		Present	Steven Previtera	A2	Present
John DiBartolomeo	VC	Present	Edward Hoban	A3	Present
Joseph Dymond		Present	Robert Brandt	A4	Present
Richard Krause	MD	Present			

**ALSO**

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

**ALTERNATE**

Edward Hoban	A3	for	Arthur Loder
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**APPROVAL OF MINUTES**

Motions were made to approve the August 27, 2008 minutes as written. AIF-motion approved.

**NEW BUSINESS**

**Site Plan Application**

SPL08-3/Mt. Olive Baptist Church, 661 Evesham Avenue

Applicant was represented by attorney Peter M. Rhodes of Cahill, Wilinski, Rhodes & Joyce. The applicant is proposing to construct a new 20,540 SF church and the following variances and/or waivers will be required for the proposed construction; (a) Off-Street Loading/Unloading and (b) Off-Street Parking. Solicitor Michael Ward swore in the following for testimony; Van B. Bruner, Jr. a Licensed Architect, Eric Raes a licensed Engineer with JTS Engineers and Land Surveyors, Inc. and Reverend Ralph Graves, Pastor for Mt. Olive Baptist Church.

Mr. Bruner presented a rendering of his design for the board members to review. He discussed the design, layout and use of each section of the building. The solicitor asked him to provide the seating/parking calculations. The engineer asked if the other rooms will be used during church services for additional parking calculations. Mr. Bruner stated that the other rooms will be used by the same people after services and he also provided the board with his calculation of 617 seating capacity. The board had some concerns regarding fire and emergency vehicle access in the parking lot, pedestrian access from King Street and parking on King Street. Eric Raes presented a color version of the Site Plan and the proposed revisions as per the letter from David Kreck dated July 9, 2008. Mr. Raes discussed the parking lot activity for the days the church will have two services. Mr. Raes said the three peak days would be Easter, Mothers Day and Christmas. Mr. Raes said the bridge over the stream will handle two lanes of traffic, does not have a pedestrian crossing and parking will not be allowed.

Reverend Ralph Graves stated that the existing church located on Evesham Avenue and the existing parking lot will remain. He also stated that the church has a van on the high volume days, if needed, they will transport the church members to and from the parking lot on Evesham Avenue.

Engineer David Kreck said that 90% of the items on his letter dated July 9, 2008 have been addressed; however he had the following concerns: that the last parking space of the SW Parking lot be striped so that emergency vehicles can maneuver; will the applicant be responsible for the sewer pump station from the church to the borough sewer pumping station; and if the applicant could install a fence along the back of the church as an additional buffer?

There being no further discussion, motions were made to open the meeting to the public. Marcus King, 9 Spicer Place, Lawnside, NJ said he moved here in 2006 and likes the idea of the church. He currently has a water problem on his property and is talking to the Department of Environmental Protection about the issue.

He wanted to make sure that the church will not create an additional water problem for his property. Mr. Raes stated that the storm water basins will handle the runoff from the church and also noted that the property grades away from Mr. Kings property, so he should not have a problem.

**OPEN PUBLIC**

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

A motion was made to approve the Site Plan application and the two variances with conditions.  
AIF-motion approved.

**COMMENTS & DISCUSSION**

Engineer David Kreck deemed the Kanwaljik Grewal Site Plan application complete and the application could be place on the next available agenda.

Chairman Barrar notified the board members that the Borough Hall will be closed on November 19<sup>th</sup>, our regular scheduled meeting, because of the League of Municipalities Convention. A motion was made to change the date to Tuesday, November 25<sup>th</sup>. AIF-motion approved.

The board members reviewed and discussed the New Planning Board Application and recommended some changes. The application will be placed on the agenda until approved.

**ADJOURNMENT**

Motions were made to adjourn the meeting at 10:45 pm. AIF-motion approved.

\*AIF – All in Favor

Respectfully Submitted by: Denise O’Kane, Planning Board Secretary

Unofficial Copy

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