

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
February 25, 2009**

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		Present
Joyce Albrecht		Present	Mary Martz	C	Present
Robert Brown		Absent	Steven Previtera	A1	Present
Brian Carson		Present	Edward Hoban	A2	Absent
John DiBartolomeo	VC	Present	Michael Moore	A3	Present
Joseph Dymond		Present	Robert Mastalski	A4	Present
Richard Krause	MD	Absent			

ALSO

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

ALTERNATE

APPROVAL OF MINUTES

Motions were made to approve the January 28, 2009 minutes as written. AIF-motions approved.

NEW BUSINESS

Final Site Plan

SPL09-01 / Mt. Olive Baptist Church – Block: 4.02 Lot: 1

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. In 2008 the board approved the Preliminary Site Plan application and also approved the waivers and variances that were required. Today the applicant is seeking approval for the Final Site Plan application. Referring to the letter from David Kreck of KWH, Associates, the applicant and the engineers will comply with the recommendations made by David Kreck and they see no issues to prevent final approval. Mr. Kreck said the applicant and the engineers have addressed the preliminary issues, but wanted Mr. Ward to clarify the prior parking variance granted. Mr. Ward said the need is less, so the variance is still approved. Mr. Ward wanted to verify with Mr. Kreck, that the issues the adjacent property owner had regarding water runoff, fencing and landscaping are being addressed. Mr. Kreck said the water runoff is not a concern, because the church grading is lower and the other issues are on the plans. The only other issue the board had was regarding the placement of a fire hydrant on the site. Mr. Rhodes stated a fire hydrant is not being proposed on the site and a fire hydrant is on King Street in front of the property. Mr. Kreck was ok with that because it is not an engineering issue, or a fire code issue, as far as he knew.

Being no further questions, motions were made to open the meeting to the public. AIF-motions approved.

John Szczerbinski, Zoning Official – Referring to page 4 of the letter dated February 20th from Dave Kreck; if the height of the retaining wall does exceed 4 feet in height, than plans must be submitted with the permit package. It was stated that the retaining wall will not exceed four feet in height.

Being no further questions, motions were made to close the meeting to the public. AIF-motions approved.

Mr. Ward asked the applicant to submit a copy of the DEP permit and application to Mr. Kreck for review. He also inquired about the culvert and its capacity to handle large emergency trucks. Eric Raes of JTS Engineers and Land Surveyors, Inc. said it is designed to handle the large emergency vehicles. The board inquired about the pedestrian walk over the culvert. Mr. Kreck said a 4' wide pedestrian access walk has been provided. Being no further discussion, motions were made to approve the Final Site Plan application with the recommendations stated in the letter dated February 20th from Mr. Kreck. AIF-motions approved.

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CORRESPONDENCE

Chairman Barrar announced to the board members, that extra copies of the New Jersey Planner were available for those who did not receive one.

OPEN PUBLIC

Chairman Barrar stated there is no need to open the meeting to the public, being no public is in attendance.

COMMENTS & DISCUSSION

Mr. Kreck discussed the development of a site plan review or development review committee. In other towns it is usually the engineer, the vice chairman and two board members who meet with the applicant prior to them presenting a formal application. The applicants get feedback prior to preparing site plans. Some of the board members were interested and had further questions. Mr. Ward was not in favor of the committee and preferred the applicants to come under an informal review, so everything has full disclosure. Mr. Ward said most towns with such committees end up in litigation. After some discussion, it was agreed that Mr. Kreck would bring some more information and copies of ordinances from towns with such committees for further discussion at our March meeting.

Mary Martz stated that the checklist from the new Planning Board Application is going for its first reading and the board secretary notified the board of some changes to the new application that were recommended by the governing body.

Chairman Barrar asked the board members to review Chapter 270 Zoning, of the Borough Code for future discussion and Mary Martz asked the board to bring, the copy of Chapter 270, to each meeting with their suggestions. Mr. Ward discussed the status of the two lawsuits, regarding Magnolia Commons, against the Borough and the Planning Board. John Szczerbinski suggested maybe the board should review a section of the ordinance, so it would be easier to review and comment on at the next meeting. Chairman Barrar requested that everyone review pages 27001 to 27015 which include Articles I, II and III.

ADJOURNMENT

Being no further discussion motions were made to adjourn the meeting at 8:35 pm. AIF-motion approved.

*AIF – All in Favor

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by completing an Open Public Record Act Request Form. Contact us
at (856) 783-1920 for additional information.