

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
September 23, 2009**

The meeting was called to order by Chairman Lawrence Barrar at 7:35 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	Mary Martz	C	Present
Joyce Albrecht		Present	Steven Previtera		Present
Robert Brown		Present	Edward Hoban	A1	Absent
Brian Carson		Present	Michael Moore	A2	Present
John DiBartolomeo	VC	Present	Robert Mastalski	A3	Present
Joseph Dymond		Absent	VACANT	A4	
Richard Krause	MD	Present			

ALSO

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

APPROVAL OF MINUTES

Motion made by Robert Brown, seconded by John DiBartolomeo to approve the August 26, 2009 minutes with corrections. AIF-motion approved.

APPROVAL OF RESOLUTIONS

Motion made by John DiBartolomeo, seconded by Robert Brown to approve resolution #09-04 as written. AIF-motion approved by roll call vote.

NEW BUSINESS

SDV09-2 / M.R. Burns Enterprises, LLC

Applicant was represented by attorney Michael Burns who is requesting approval to subdivide the property located at 321 Evesham Avenue, Block: 5.05, Lot: 10, into two lots and build a single family dwelling on the proposed lot. The applicant has an agreement of sale with the property owners, pending the subdivision approval. The applicant has submitted an application to the Camden County Planning Board, but has not received a response at this time. The applicant submitted revised plans as per the comment letters from Mr. Kreck, Board Engineer and will move an existing shed to be within the appropriate setback requirement. The subdivision will be recorded by deed and they will forward a copy to Mr. Kreck and Mr. Ward for review, prior to recording with the county.

Mr. Kreck reviewed his last letter dated September 14th and is satisfied that the applicant will comply with all of the requirements. The board was concerned about the cemetery that is located to the left of the proposed lot. If the application is approved and construction starts on the site, they would like a silt fence installed to protect the cemetery and if any graves or markers were found on the subject lot, to have the construction stopped until appropriate measures could take place. The applicant agreed with the request.

Motion was made by Mary Martz, seconded by Robert Brown to open the meeting to the public. AIF-motion approved. Being not public comment a motion was made by Mary Martz, seconded by Robert Brown to close the meeting to the public.

Motion was made by Robert Brown, seconded by Mary Martz to approve the application. Motion approved by roll call vote, John DiBartolomeo abstained.

CORRESPONDENCE

Chairman Barrar read a thank you note received from Mary Jane Loder, regarding the passing of her husband and former planning board member Arthur Loder.

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Mr. Kreck stated he received a revised set of plans for the ClearWire site plan application that the board approved in 2007. He noted that they made a significant and unexplained change to the plans as follows; the former application proposed an underground conduit to route the proposed cables from the ground based facility to the existing monopole. However, the revised plans indicate that the proposed cables shall be routed to the monopole via an above-ground Cable Tray/Ice Bridge which has been set at a height of seven (7) feet from finished grade to the bottom of the Cable Tray/Ice Bridge. Mr. Kreck is concerned about the accessibility restrictions imposed by such a configuration for maintenance vehicles and the other carriers using the site.

Mr. Ward suggested that the board secretary should send a letter to the applicant stating that if they propose to go ahead with the new plans, the applicant would have to come back before the board with an amended site plan application and they must satisfy the public notice requirements to include the other carriers involved with the monopole site.

Motion was made by John DiBartolomeo, seconded by Mary Martz to instruct the planning board secretary to notify the applicant of the required amended site plan application requirement. AIF-motion approved.

OPEN PUBLIC

Chairman Barrar stated; there being no public present, there is no need to open the meeting to the public.

COMMENTS & DISCUSSION

Chairman Barrar stated the master plan review committee met on Monday the 21st, only five out of the eleven members were present they still managed to accomplish the review of the 2003 re-examination report with the help of Mr. Ward, and each person made notes regarding what they would like to address, accomplish or eliminate for the 2009 re-examination report. Mr. Ward suggested for the next committee meeting, each board member should think about what they would like to see for the future of the town, regarding the goals or changes for the next 5, 10 or 15 years and not just for land development issues, but look for quality of life changes to the town also. The board members shared various ideas for the committee to think about such as development of a professional district, senior recreation, mature tree replacement, development of a downtown area and aesthetic improvements, etc.

Chairman Barrar announced the next meeting for the review committee will be on October 19th @ 7:00 pm.

Mr. Ward stated he would like a draft of the re-examination report of the Master Plan ready by the end of November, so the report could be placed on the December agenda.

Councilwoman Mary Martz stated that the grading plan ordinance sample she received from Mr. Kreck was tabled to the next council meeting due to the fact she was unable to attend the last council meeting. Ms. Martz apologized for not having the new recording system available because Mr. DePrince still has not shown her how to use the recording system, so she will contact Mr. Whalen. Ms. Martz also stated that the board secretary will be absent for October and November, due to certification classes as the Technical Assistant for the Construction Official.

ADJOURNMENT

Being no further discussion motions were made to adjourn the meeting at 9:00 pm. AIF-motion approved.

*AIF – All in Favor