

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
NOVEMBER 25, 2008**

The meeting was called to order by Chairman Lawrence Barrar at 7:36 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	Absent
Robert Brown		Present	Ronald Buchanan	A1	Present
Brian Carson		Present	Steven Previtera	A2	Absent
John DiBartolomeo	VC	Present	Edward Hoban	A3	Absent
Joseph Dymond		Present	Robert Brandt	A4	Absent
Richard Krause	MD	Present			

**ALSO**

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

**ALTERNATE**

Robert Buchanan	A1	for	Arthur Loder		
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**APPROVAL OF MINUTES**

Motions were made to approve the October 22, 2008 minutes with corrections. AIF-motion approved.

**OLD BUSINESS**

**Resolutions**

Motions were made to approve Resolution 08-16. Motions approved by roll call vote.

**Site Plan Application**

**SPL08-4/Kanwaljit Grewal, 345 White Horse Pike**

The applicant was represented by attorney Mathew Madden of Madden & Madden, P.A. The applicant is proposing to construct a propane tank filling system to include the associated site improvements. The applicant is requesting a 10' rear yard setback variance and a design waiver for the site plan.

The Board Solicitor Michael Ward swore in the following professionals; Gerald Stocker, P.E. of Thomas Associates, Inc. and Ronald Faul, AIA of Compass Architectural Design.

Gerald Stocker stated the propane tank filling station meets all state requirements and received state approval on July 3, 2008. The filling station will be enclosed with a six (6) foot high chain link fence. The employees must be trained and licensed from the State of New Jersey to fill the tanks. The filling station will receive regular inspections from a licensed engineer and from the state of New Jersey.

Ronald Faul reviewed the plans with the board regarding the location of the filling station on the existing lot.

The Board Engineer David Kreck noted some discrepancies on the plans submitted and requested a signed and sealed copy of an Existing Conditions Survey be submitted. The board members had several concerns, including the discrepancies on the plans submitted.

Motions were made to open the meeting to the public. Being no public present, motions were made to close the meeting to the public. AIF-motion approved.

Board Solicitor Michael Ward inquired if a new survey could be made available prior to the next meeting? Mr. Madden stated they will get the process started, but not sure of the turn around time.

Motions were made to approve the design waiver and the 10' rear yard setback variance conditioned upon receiving a corrected site plan addressing the discrepancies from Mr. Faul for Mr. Kreck to verify the dimensions, and a signed and sealed copy of an Existing Conditions Survey. Motion approved by roll call vote.

**OPEN PUBLIC**

Chairman Barrar stated, being no public present that the motion was not needed.

**COMMENTS & DISCUSSION**

Chairman Barrar read the 2009 dates for the Planning Board Meetings. Motions were made to approve the 2009 dates as posted. AIF-motions approved.

Chairman Barrar announced if your appointment is due to expire December 31, 2008 and you do not wish to be re-appointed, please notify the Mayor.

Chairman Barrar asked the board to review the New Planning/Zoning Board Application. Solicitor Michael Ward asked if he could have more time to review the checklist within the application. Motions were made to table the application until the December agenda. AIF-motions approved.

**ADJOURNMENT**

Motions were made to adjourn the meeting at 9:00 pm. AIF-motion approved.

\*AIF – All in Favor

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



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