

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
MARCH 26, 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	Mary Martz	C	Present
Joyce Albrecht		Present	John Wolf, Jr.		Present
Robert Brown		Present	Joseph Conway	A1	Absent
John DiBartolomeo	VC	Present	Joseph Dymond	A2	Present
Jim Hannold		Absent	Ronald Buchanan	A3	Present
Richard Krause	MD	Present	R. Brian Carson	A4	Present
Arthur Loder		Present			

**ALSO**

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

**ALTERNATE**

Joseph Dymond	A2	for	Jim Hannold		
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**APPROVAL OF MINUTES**

Motions were made to approve the February 27, 2008 minutes with corrections. AIF-motion approved.

**NEW BUSINESS**

**VAR08-1 J. & M. Sacco – 611 W. Madison Ave.**

Applicant is seeking an 8’ front yard setback variance to install a front porch with a roof. The porch will be similar to the other homes in the area. After some discussion the meeting was opened to the public. Being no further discussion, motions were made to close the meeting to the public. After some discussion motions were made to approve the application. AIF-motion approved.

**SPL08-2 St. Gregory’s Church – 340 E. Evesham Ave.**

Prior to hearing of the application the following members of the board were granted recusal: Arthur Loder, John Wolf, Jr., Joseph Dymond and Brian Carson.

Applicant was represented by Attorney Frank Monari of McKernan, McKernan & Godino. Applicant is seeking approval to install a storm water drainage channel along the rear property line of said property, the rear property line of the United Methodist Church and along the property line of 115 S. Gloucester Avenue.

The board solicitor swore in the following; Russell Shiveler of Pennoni Associates, Father Brian O’Neill of St. Gregory’s Roman Catholic Church, Pastor Roberta Wood of Magnolia United Methodist Church, Richard (Dick) Spenser, Board of Trustees President for the Magnolia United Methodist Church & Ms. Pinkston, property owner of 115 S. Gloucester Avenue.

Father O’Neill stated; the church has had a drainage problem for over 50 years. In the past the water caused the foundation walls of the church to buckle and that was repaired. When the school was built and the parking lot was paved it caused the water to settle along the back property line and along the back of the homes on Monroe Avenue.

Mr. Monari presented Russell Shiveler of Pennoni Associates who present diagrams of the properties affected and a diagram of the proposed storm water drainage channel. The drainage channel will be higher at the beginning starting from the White Horse Pike and be lower ending at S. Gloucester Avenue. This will be a substantial improvement, but will not solve the problem because the borough system has limited capacity to handle excessive runoff. After a lengthy conversation with the board and the board engineer, motions were made to open the meeting to the public. AIF-motion approved.

**Opened to the public**

Dick Spenser, Board of Trustees President for the Magnolia United Methodist Church; He approves of the system and feels it will handle the runoff, but is concerned about damage to the parking lot during

construction, safety during construction and he wants to update the easement distance and settle all maintenance issues with St. Gregory's Church.

Tom Hannigan, 211 E. Monroe Avenue; He has been a resident for 50 years and when he first moved in the church parking lot was dirt. The drainage was not a problem until the church built the school and paved the parking lot. During a 2004 rain storm, his property flooded and for years he tried to address the problem and found out that the borough storm water system was not able to handle the runoff and needed to be improved. He helped the borough to receive a grant from the county in the amount of \$150,000.00 to improve the Gloucester Avenue storm pipe. He feels between the improvement to the borough system and the new drainage system, this should solve the problem and would like to thank the Borough of Magnolia, Councilwoman Mary Martz and Father O'Neill for getting this resolved.

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

After a brief discussion motions were made to approve the application. AIF-motion approved.

### **OPEN PUBLIC**

Alex Esposito thanked the board for the continuance of the application.

Michael Passanante, 222 E. Williams Ave.: His concerns regarding the special March 19<sup>th</sup> meeting were; how the open public portion was handled by Chairman Barrar; he wanted to know the reason why some members voted No and feels the decision to grant Preliminary and Final approval was highly questionable.

Jennifer Stuart, 226 E. Williams Ave.: She questioned when the resolution for the Magnolia Commons approval be memorialized; she wanted to know why the final approval was granted along with the preliminary approval and she inquired about the other outside agency approvals that are needed.

Alex Esposito, 407 Brooke Ave., Magnolia: His concerns were; how the public portion of the special meeting on March 19<sup>th</sup> was closed; why the Mayor of Barrington did not get to speak and he inquired about the name of the latest engineer review letter regarding the Magnolia Commons application, so he could order a copy.

### **COMMENTS & DISCUSSION**

John Szczerbinski noted as the new Zoning Official, he sees some conflicts with our ordinance the needs to be addressed with council. He recommended the board to consider or review the following: adopt a zoning application fee; review the definition of lot coverage, structure and a percentage of allowable impervious coverage; review pre-existing non-conforming setbacks for the existing homes when it comes time to make improvements; clarify where a setback starts and ends and what is exempt or not exempt (ex: concrete vs. wood). Dave Kreck said to make a list and they will review together.

Chairman Barrar inquired about; the Warwick Auto Sales Site Plan waiver; the final inspection for the use variance denial at 331 N. White Horse Pike; the status of the FedEx traffic signal for Atlantic Ave. and Commerce Dr.; review of the new planning board application and the operating rules for the board.

Mary Martz reminded everyone to return their Financial Disclosure forms.

### **ADJOURNMENT**

Motions were made to adjourn the meeting at 10:50 pm. AIF-motion approved.

\*AIF – All in Favor

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