

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
MAY 28, 2008**

The meeting was called to order by Chairman Lawrence Barrar at 7:40 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.		Absent
Robert Brown		Absent	Vacant	A1	
John DiBartolomeo	VC	Present	Joseph Dymond	A2	Present
Jim Hannold		Absent	Ronald Buchanan	A3	Absent
Richard Krause	MD	Present	R. Brian Carson	A4	Absent
Arthur Loder		Absent			

ALSO

David Kreck	Engineer	Present	Michael 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 April 23, 2008 minutes as written. AIF-motion approved.

OLD BUSINESS

Resolution #08-08; Mr. Ward read the resolution into record and motions were made to approve.

Motions approved by roll call vote.

A resolution was not required for the Warwick Auto Sales Site Plan Waiver.

NEW BUSINESS

Revisions to Approved Site Plan/Little Rays of Sunshine

Mr. Kreck reviewed his letter dated May 28, 2008. The Borough Engineer instructed the applicant to notify the board of the revisions to the approved Site Plan and determine whether an amended Site Plan application is needed or if the revisions can be approved administratively. The applicant supplied a revised set of plans and the summary of revisions are; the play area has been relocated to the side yard area; the play area has been enclosed with a 6’ high white vinyl fence and the 6’ high white vinyl fence along the easterly property line extends to the rear property line instead of stopping at the end of the blacktop area. Mary Martz said the property looks nice and Mr. Kreck agreed. Mr. Kreck suggested that the changes made to the original Site Plan application should be approved administratively.

After some discussion with the board, motions were made to approve the changes to the original Site Plan application as noted within the letter dated May 28, 2008 from Mr. Kreck, and the applicant is to submit five (5) sets of As-Built signed and sealed plans.

Joyce Albrecht abstained from the vote. AIF-motion approved.

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

OPEN PUBLIC

Alex Esposito, 407 Brooke Ave., Magnolia: He inquired about the Letter of Interpretation from the NJDEP for the D’Anastasio Corporation application. Mr. Ward said the board could not comment on the subject due to possible litigation. Mr. Ward reminded Mr. Esposito that the application is closed and the board can not comment on any closed application if the public has not been notified.

Mr. Esposito inquired if the board has heard anything about the lighting installed for the Community Center parking lot. Mr. Ward said that is not a matter for the planning board.

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

COMMENTS & DISCUSSION

Chairman Barrar announced that John Wolf had been hospitalized and that a card was mailed on behalf of the Planning Board wishing him a speedy recovery. Another request was made to send a card on behalf of the Planning Board to the Carson family wishing a speedy recovery for their daughter Melissa.

Richard Krause requested on behalf of the board, a copy of the letter that Mr. Kreck requested the governing body to send to the NJDOT, regarding improvements to the White Horse Pike and Evesham Avenue intersection.

John Szczerbinski distributed copies for the board members of a zoning application with a letter and a hand drawn diagram attached, requesting approval to build a deck on the back of the house. The property owner did not have a survey which causes difficulty to determine compliance. Mr. Szczerbinski stated that the ordinance does not require a survey and requested the board to recommend to the governing body to require a legal survey prepared by a licensed professional for each zoning application. He also recommended a fee should be charged for each zoning application, to cover administrative costs and time incurred to obtain the proper information to review the incomplete applications.

Mr. Ward feels a fee is not appropriate for minor work and if a survey is required, it could be a burdensome cost for most homeowners. The board could recommend to the governing body to establish requirements for residential zoning applications and maybe the Borough Solicitor could do some research.

After some discussion, Mr. Szczerbinski will do some more research and present his suggestions and recommendations to the board for the June meeting.

The Chairman suggested that the proposed new Planning Board Application and the proposed Planning Board Rules should be postponed until the June meeting. Mr. Ward requested a copy of the proposed Planning Board Application for discussion at the June meeting.

Mr. Ward suggested to the board members; that the Land Development and Zoning ordinance be reviewed and updated to reflect the current concerns, especially for residential use and when the review is completed the board should make their recommendations to the governing body and see if it is consistent with the Master Plan.

Mr. DiBartolomeo reminded Mary Martz to follow up on the letter to NJDOT from the governing body, regarding the improvements to the White Horse Pike and Evesham Avenue improvements, as per the prior requests from Mr. Kreck.

ADJOURNMENT

Motions were made to adjourn the meeting at 9:20 pm. AIF-motion approved.

*AIF – All in Favor

*NJDOT – New Jersey Department of Transportation

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