

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
July 22, 2015**

The meeting was called to order by Chairman Lawrence Barrar at 7:38 PM. The public statement was read by the Chairman, followed by the flag salute.

**ROLL CALL - CH-Chairman, VC-Vice Chairwoman, C-Council, MD-Mayors Designee, A-Alternate**

Lawrence Barrar	CH	Present	Mary Martz	C	Present
Joyce Albrecht	VC	Present	Michael Moore	MD	Present
Robert Brown		Absent	Robert Mastalski	A1	Present
Brian Carson		Present	William Kennedy	A2	Present
John DiBartolomeo		Absent	VACANT	A3	
Joseph Dymond		Absent	VACANT	A4	
Richard Krause		Present			

**ALSO**

Charles Chelotti	Subtitute Engineer	Present	Michael Ward	Solicitor	Present
Charles Insalaco	Zoning Off.	Absent	John Keenan, Jr.	Act. Secretary	Present

It was confirmed the two alternates would be voting this evening due to the absence of two full time members.

**APPROVAL OF MINUTES**

Motions were made by Brian Carson and Richard Krause to approve the June 24, 2015 minutes as corrected noting the zoning application copy for future applications will be forwarded to the Planning Board Members. All members voted aye for approval with the correction.

**OLD BUSINESS**

Resolution 2015-08 ALVI, LLC Preliminary Site Plan Approval with Fence Variance  
The Solicitor reviewed the resolution with the board. There was discussion related to the dumpster. The resolution was revised related to the dumpster. A motion was made by Councilwoman Martz, and second by Robert Mastalski as revised with all members present at the June 24, 2015 meeting voting aye.

Resolution 2015-09 ALVI, LLC Final Site Plan Approval with Fence Variance  
A motion was made by Councilwoman Martz, with Robert Mastalski making a second with all members who were present at the June 24, 2015 meeting voting aye.

**NEW BUSINESS**

Mr. McKenna, attorney for Steven's International, doing business as AAA Hobbies at 706 N. White Horse Pike was present. He stated there has been difficulty in obtaining documents to complete the application process. He stated he would not request a continuance and would re-notice when the application is complete. The Solicitor confirmed no action was required.

SD 15-1 Madison Avenue Enterprises, LLC B. 5.05, L. 8 Barrett Avenue  
Mr. Jose Diaz was sworn in. Mr. Diaz stated his home address as 1812 Shedbush Court, Williamstown, NJ. He confirmed he was the principle owner and his business address is in Glassboro, NJ and he was the person who signed the application. He confirmed also he made notice to the paper and by mail to the property owners provided. He testified he desired to build a single family home on the proposed new lot within the guidelines of the borough code and the new home would then be sold. The Solicitor inquired to the care of the very large trees on the property and the applicant stated he would consider the large trees on the property. The Engineer Mr. Kreck reviewed the engineer review letter dated July 17, 2015. He stated for completeness the applicant is fully compliant and there is no need for any variances. The items related to wetlands, location of water, soil boring and site triangle were agreed not relevant to this application.

The applicant did confirm he was not aware of any deed restrictions. It was confirmed the application would be conditioned the zoning officer would review the future plot plan for the new proposed home.

The engineer recommended there be a list of waivers noted on the plan and conditioned upon review of two outside agencies and a signature line for the owner. The Engineer concluded he recommended the application be deemed complete.

A motion was made by Joyce Albrecht, seconded by Robert Mastalski to deem the application complete with all members voting aye by roll call vote.

The Engineer moved on to review items of the application, and noted the driveway for the new home would have to hold two cars per the code and the home would have to comply with the setbacks per the code or apply to the board for relief. The legal description for lot 8 was included but the description for lot 8.02 would have to be provided for review. The draft deeds would need to be reviewed by the Board Solicitor prior to execution. He inquired to the setback of the existing shed on the property with the existing home. Mr. Diaz confirmed it was more than 3 feet. The lot designation on the place for the new lot of 8.02 would need to be confirmed with the Tax Assessor by Mr. Diaz. The County Planning Board would need to review. They would probably issue their normal letter of no interest since it was not located on a county roadway. The County Soil Conservation District would probably issue a similar letter since it there was not a disturbance of more than 5,000 sq. ft. of area.

The Chairman did confirm with Mr. Diaz that he did indeed purchase this property from the adjacent church. Richard Krause spoke about the property being wet and to try and divert the water to the front of the lot. He also expressed to be careful when excavating on the new lot since the adjoining cemetery is very old and there may be burial issues beyond the confines of the cemetery known today. Councilwoman Martz inquired to a possible fence being installed. Mr. Diaz confirmed he was going to install a fence.

It was noted there was no public in attendance for this application.

A motion was made by Richard Krause, seconded by Brian Carson to approve the subdivision as presented. All members voted by roll call vote.

#### **OPEN PUBLIC**

There was no public present.

#### **CORRESPONDENCE**

None.

#### **ORDINANCE ISSUES**

None.

#### **COMMENTS/DISCUSSION**

Joyce Albrecht expressed her concern with the former Noble's Auto Repair Shop having vehicles parked on the site to give the appearance of being open when Noble's actually closed. The Clerk explained the property owner is trying to give the appearance of being opened while he is trying to locate and find a viable tenant.

Richard Krause inquired to the status of the Cracovia Restaurant. The Clerk explained it was to re-open under a new name but the ownership has not changed.

Councilwoman Martz informed the board of a new owner for the two multi-unit properties at 104 and 108 Evesham Avenue. The Clerk explained the new owner is planning to do major renovations to the buildings and is planning to come to the board to request a use change for the one commercial space at 104 Evesham to convert it to a residential unit since the property does not have sufficient room for commercial business activity.

The Solicitor and Engineer expressed their condolences on the passing of Councilman Donald Wilson.

Councilwoman Martz informed the board that Council had appointed Odell Saxton to fill the vacancy for the unexpired term of Councilman Wilson at their July meeting. He is a resident with 5 children and is active in Magnolia Softball and works for the County Sheriff's Office.

**ADJOURNMENT**

A motion was made by Richard Krause, seconded by Brian Carson to adjourn the meeting with all members voting aye.



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