

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
August 26, 2015**

The meeting was called to order by Chairman Lawrence Barrar at 7:37 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	Absent
Joyce Albrecht	VC	Present	Michael Moore	MD	Present
Robert Brown		Present	Robert Mastalski	A1	Present
Brian Carson		Present	William Kennedy	A2	Present
John DiBartolomeo		Present	VACANT	A3	
Joseph Dymond		Absent	VACANT	A4	
Robert Brandt		Absent			

ALSO

David Kreck	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 Michael Moore to approve the July 22, 2015 minutes with all members voting aye with the exception of John DiBartolomeo and Robert Brown abstaining since they were not present at the July 22, 2015 meeting.

OLD BUSINESS

Resolution 2015:10 for Madison Avenue Enterprises, LLC of Glassboro, NJ was presented for review and approval. A motion was made by Brian Carson to approve the resolution with Robert Mastalski making a second and the following members voting aye who were present at this application: J. Albrech, Chairman Barrar, B. Carson, M. Moore, R. Mastalski, W. Kennedy.

NEW BUSINESS

SPL 15-2 Stevens International LLC 706 N. WHP B. 6.09, L.1

Completeness review.

The Board Engineer recommended the application be deemed incomplete due to the items missing. He had spoken to the architect and another set of plans should be submitted. The Engineer was hopeful by the next meeting it should be ready for completeness review and site plan hearing.

A motion was made by Robert Brown, seconded by John DiBartolomeo to deem the application incomplete, with all members voting aye by roll call vote.

VAR 15-1 Daniel Mark Properties LLC 104 Evesham Avenue B. 1.04, L. 1

Use variance to allow the conversion of one (1) commercial unit on the property to be an additional residential unit. The property has currently four (4) residential units, and the proposed conversion would total five (5).

The Solicitor swore in Mr. Young the owner/applicant of 13 Beech Street of Newtown, PA. It was explained to the applicant he would need five votes to approve the application. Mr. Kennedy and Mr. Moore will not vote on this application since it is a use change.

John DiBartolomeo motioned to open the meeting to the public, seconded by Robert Brown with all members voting aye.

Ann Phillips, president of the Ambulance Corps., was sworn in, and stated at the back of the applicant's property there is a 3 foot high chain link fence she was concerned with. She had no other problems or complaints.

Pete Petruzzio of Warwick Road was sworn in spoke about how the fence stops pedestrians from cutting through the property and he was concerned with parking.

David DiNicola of Church Street, Mr. Laurel, NJ was worried about density.

Teresa Arno of West Evesham Avenue was sworn in and stated she lived there 33 years and worried about the applicant's properties that are near here and how many people can move in.

Kathy Cranmer of West Evesham Avenue was sworn in and spoke of a rental property near hers which is a mutli-unit. She did confirm lately it was not an issue due to good tenants.

A motion by John DiBartolomeo to close the public portion was made, and seconded by Robert Brown with all members voting aye.

Mr. Young did explain about other properties he has renovated and owns, and explained the permits he already has from Magnolia for the renovations on the two properties including stone fronts, and high end kitchens, and individual central air units.

The Engineer and Solicitor did explain the importance of having a survey to review the site conditions prior to voting on a use variance.

A motion was made by John DiBartolomeo to continue this application until the September 23, 2015 meeting, seconded by Brian Carson with all members voting aye.

OPEN PUBLIC

There was no public present.

CORRESPONDENCE

NJ Planner was provided to the members.

ORDINANCE ISSUES

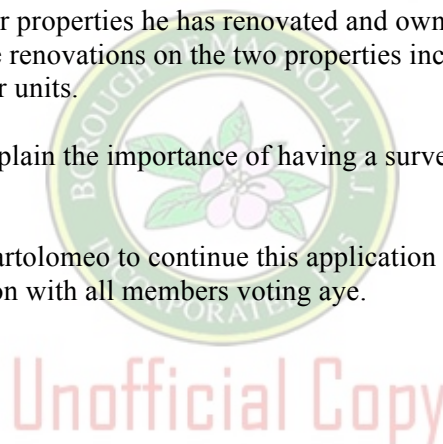
None.

COMMENTS/DISCUSSION

None.

ADJOURNMENT

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



Official copies should be requested through the Borough Clerks Office by completing an Open Public Record Act Request Form. Contact us at (856)783-1520 for additional information.