

**BOROUGH OF MAGNOLIA  
PLANNING BOARD MINUTES  
October 28, 2015**

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 Chairwoman, C-Council, MD-Mayors Designee, A-Alternate**

Lawrence Barrar	CH	Present	Mary Martz	C	Present
Joyce Albrecht	VC	Present	Michael Moore	MD	Absent
Robert Brown		Absent	Robert Mastalski	A1	Absent
Brian Carson		Present	William Kennedy	A2	Present
John DiBartolomeo	Arrived 7:50pm	Absent	VACANT	A3	
Joseph Dymond		Present	VACANT	A4	
Robert Brandt		Present			

**ALSO**

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

**APPROVAL OF MINUTES**

There were some corrections noted by the Chairman and a motion was made by Brian Carson to adopt the minutes of September 23, 2015 as corrected, seconded by Councilwoman Martz with all members voting aye.

**OLD BUSINESS**

SPL 15-2 Stevens International LLC 706 N. White Horse Pike B. 6.09, L.1 Final Site Plan  
Michael McKenna, the attorney for the applicant was present. Mr. McKenna stated he has been working with the Board Engineer Mr. Kreck and stated he has complied with the Engineer's requirements. He confirmed he deferred final site plan approval and variances until this meeting. He stated he addressed a letter to the board members dated today.

Mr. Kreck stated he received a revised set of plans where existing conditions are better represented. He confirmed paving would be removed along Marion Avenue which is nearest to residential zone and additional landscaping being installed to help screening building from the residential homes. One access gate is now proposed where two had been on the prior plan. A trash enclosure added to Hurlock Avenue side which is a good location because that is where more of the commercial and retail uses are located. The enclosure is a masonry block structure which is a nice improvement.

The variances stated are the existing front yard setback which is not needed since it exists. The lot coverage; the loading area which is not permitted in the front yard when this site has all front yards and a tractor trailer could encroach in the right of way area. Parking at 48 spaces is proposed where 85 is required and testimony was provided at the prior meeting. Hurlock Avenue side will need a variance where 9 parking stalls are proposed within 80 feet of the front yard. Mr. Kreck stated the parking on Marion Avenue side can be memorialized since it exists, and he noted 3 parallel parking stalls on Hurlock Avenue side are being removed. A 6 foot high fence will need a variance due to extending into the front yard. The trees he noted are red cedars and at the prior meeting alternate species were discussed. He did note the gates can be swinging or sliding.

A motion was made by Brian Carson, seconded by Joseph Dymond to open the meeting to the public for this application, with all board members voting aye.

No one from the public spoke.

A motion was made by Robert Brandt to close the public portion with Brian Carson making a second and all board members voting aye.

It was noted the revised site plan was marked as exhibit A-1.

A motion was made by Robert Brandt to approve the site plan and variances and Brian Carson made the second with all board members voting aye by roll call vote.

**NEW BUSINESS**

None.

**OPEN PUBLIC**

At this time the meeting was open to the public by a motion of Brian Carson, seconded by Robert Brandt with all board members voting aye.

No one from the public spoke.

A motion was made by Councilwoman Martz, seconded by Brian Carson to close the public portion and all board members voted aye.

**CORRESPONDENCE**

The Solicitor spoke about the two resolutions before the board this evening. Resolution #2015-11 for Stevens International, LLC for their preliminary site plan approval, and Resolution #2015-12 for Daniel Mark Properties, LLC for a use variance.

A motion was made by Brian Carson to approve Resolution #2015-11 as presented with Councilwoman Martz making the second and all board members able to vote on this resolution voting aye by roll call vote.

A correction was noted by the Engineer for Resolution #2015-12. A motion was made by Brian Carson to approve Resolution #2015-12 as corrected with Robert Brandt making the second with all board members able to vote on this application voting aye by roll call vote.

Councilwoman Martz confirmed there was nothing new from Council and the Solicitor and Engineer also stated they had nothing new to report.

**ADJOURNMENT**

A motion was made by Brian Carson to adjourn the meeting with Robert Brandt making the second and all board members voting aye.

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