

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
February 24th, 2016**

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

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|-----------------|----|---------|------------------|----|---------|
| Lawrence Barrar | CH | Present | Mary Martz | C | Present |
| Joyce Albrecht | VC | Present | Michael Moore | MD | Present |
| Robert Brown | | Absent | Robert Mastalski | A1 | Absent |
| Brian Carson | | Present | William Kennedy | A2 | Present |
| Dan Radcliff | | Present | VACANT | A3 | |
| Joseph Dymond | | Present | VACANT | A4 | |
| Robert Brandt | | Present | | | |

ALSO

| | | | | | |
|---------------|-------------|---------|---------------|-----------|---------|
| Jeff Hanson | Engineer | Present | Michael Ward | Solicitor | Present |
| Debbie Simone | Zoning Off. | Present | Debbie Simone | Secretary | Present |

REORGANIZATION OF THE BOARD

Chairman Lawrence Barrar swore in the following:

| | | |
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| Class IV | Daniel Radcliff | Term Expires December 2019 |
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Chairman Lawrence Barrar stated Mr. Kennedy will be a voting member for this meeting in place of Mr. Brown.

APPROVAL OF MINUTES

Motions were made to approve the January 27th minutes. AIF-motion approved.

OLD BUSINESS

None

NEW BUSINESS

SP-16-1

Royal Farms

Block: 301 Lots: 1 & 2

340 E. Evesham Road

Completeness

Mr. Hanson the conflict Engineer from ERI was sworn in by Mr. Ward. Mr. Hanson completed a summary review, letter dated February 24th, 2016. This application is for a Preliminary and Final Major Site Plan, featuring 8 gas pumps and a retail convenience store. On the SE corner of the site at Evesham and White Horse Pike those buildings will be demolished, the site will be cleared. The minor subdivision is to adjust interior lot lines, the school lot is smaller but both will end up about 2 acres. The front lot will be the location for the Royal Farms store, the back lot will have a basin and for future development. The proposal is to eliminate the current entrance, install 1 new drive further away from the traffic light. There will be 2 driveways on Evesham Ave, and there are proposed drainage improvements. The applicant is proposing 70 parking spaces, this is a commercial district, so it is a permitted use. The property borders East Coast, Auto Zone and the Methodist Church, and some residential.

Mr. Hanson added the applicant is seeking 7 variances, all of which are sign related. There are partial submission waivers requested, # 22 of his letter wetland buffer, he has no objection, # 27 waiver of structures within 200 ft., he has no objection, # 32 Property owners within 200 ft. to be shown on the plan, he has no objection, # 33 Water course, no objection, however he would like testimony that is the only water flow. Chairman Barrar stated it is not a natural waterway. Councilwoman Martz commented there are trees growing there. Mr. Hanson continued they are providing a basin, there will be paving on the front lot, residents will have concerns with drainage, however the County will review this application, and they will be very thorough. Mr. Ward explained the different types of basins and that the intent is to not have water in ground this will be a retention basin. Water will accumulate, then flow to the Borough infiltration system. Mr. Hanson added the applicant will need to provide testimony on storm water management. # 41 the plan

indicates relocation of poles, # 44 no new roads are proposed, # 47 plans will be submitted to the Fire Chief for review, Mr. Carson added they will need to show hydrant locations. # 53, there are 2 aprons on Evesham, 1 on the White Horse Pike which needs DOT approval. Due to the traffic light, the driveway entrance will move closer to East Coast, and DOT will regulate the turning radius. # 55 the pre-application process has not happened yet with DOT, and # 56 NJDOT/County approvals will be needed. The Architectural drawings are not signed and sealed, and any new submissions will need to be done 14 days prior to the next meeting on March 23rd. Mr. Hanson added the board should consider what other uses could be here.

Mr. Radcliff asked if a business study has been done, and Mr. Hanson is not aware of one. Mr. Moore commented that Royal Farms may have done one. Mr. Ward explained this is not something we can request, this may or may not be controversial. Royal Farms competitor is WaWa, we need to make sure our records are meticulous, be cautious, we have sensitive microphones, and board members cannot break out into smaller discussions during the application. Chairman Barrar stated he feels this is changing the use, shouldn't there be a use variance? Mr. Ward responded this is a permitted use in this zone, so they only need the site plan approval, no use variance is required. Chairman Barrar added he is against the destruction of the Church, and asked if we still have a moratorium on auto repair shops. Councilwoman Martz responded this is not repair it is gasoline only. Mr. Ward informed Chairman Barrar he will need to recuse himself from this application as he has stated on the record he is against the application, there cannot be any biased or predilection of any application. Councilwoman Martz commented that the Church is like a landmark and we all understand. The application was deemed conditionally complete.

OPEN PUBLIC

No need for a motion to open to the public being no public present.

CORRESPONDENCE

ORDINANCE ISSUES

Councilwoman Martz informed the board that Council is working on new ordinances, one for vacant and abandoned properties, and one for requiring a dumpster permit.

COMMENTS/DISCUSSION

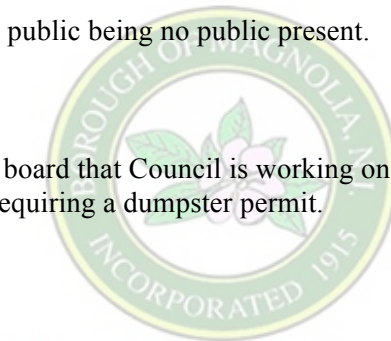
None

ADJOURNMENT

Being no further discussion, motion was made by Mr. Carson to adjourn and seconded by Mr. Dymond at 8:55pm. AIF-motion approved.

*AIF – All in Favor

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