

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
February 22nd, 2017**

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	William Kennedy	MD	Present
Robert Brown		Present	Kendralyn Cornwall	A1	Absent
Brian Carson		Present	Christopher Gellien	A2	Present
Dan Radcliff		Present	James Jarrett	A3	Present
Joseph Dymond		Present	Steven Previtera	A4	Present
Michael Moore		Present			

ALSO

David Kreck	Engineer	Absent	Michael Ward Solicitor		Present
Debbie Simone	Zoning Off.	Present	Debbie Simone	Secretary	Present

APPROVAL OF MINUTES

Motions were made to approve the January 25th, 2017 minutes. AIF-minutes approved.

OLD BUSINESS

Re-Examination of the Master Plan:

Matt Zochowski appeared on behalf of the Camden County Planning Department. A short guide was handed out. Mr. Zochowski commented that every 10 years a new Master Plan is required, Magnolia is due in 2019. The process is 6 to 12 months which would bring us to Dec/Jan of 2018. This is a free shared service provided by Camden County. We look at streets, environmental, circulation, landscaping, zoning, etc.

Mr. Ward added there is a question on the timing. We are 3 years away. What can the County help with? Is there a plan to redevelop the White Horse Pike Corridor, is Camden County working with other Municipalities to develop an integrated approach? This started because we had a concern to update our Zoning maps, and look at some ordinances.

John Keenan addressed the board, our Zoning Map is 20 years old, and we are trying to look ahead. He distributed a sample zoning map from Stratford. In 2006 Stratford paid \$10,000 on a Master Plan that was not very good. This will give us an opportunity to include demographics, home values, housing element and fair share plan, although there is no active COAH in Magnolia. The Planner will help with guiding, we will have various meetings, the Planner will prepare a draft that will get marked up with ideas, plans, and the County will help as there are direct connections with the County Engineer and Improvement Authority. Mr. Moore asked if Camden County is coordinating with other towns. Mr. Keenan stated the board ultimately controls the plan.

Mr. Zochowski stated that in 2014 the County did a Master Plan. Mrs. Albrecht asked if our plan will fit with the County. Mr. Zochowski stated they will complement each other. Mr. Barrar added we will have the final say. Mr. Zochowski added that he will schedule meetings with the Police Chief, Public Works, Legal Council, etc and get feedback. The County also provides information on funding sources, and grants for some projects. Mr. Radcliff asked what changes with the demographics, and Mr. Zochowski responded State, and Federal changes affect future trends. Mr. Ward added that in 2009-2010 the County had a lot of work, now economics have changed that, and that may change again soon and we will not have this opportunity. This is a cost savings, we had some applications before the board that we were not prepared for, and there were issues with some sites. There is a benefit to looking at future uses, and identify what we want to see. Mr. Barrar added we have everything to gain and nothing to lose. Mr. Carson made a motion to authorize the board secretary to send a letter to the County requesting their assistance, Mr. Radcliff seconded the motion. On roll call vote AIF.

NEW BUSINESS

Motions were made to approve Resolutions #2017-1 through #2017-6, AIF- Resolutions approved.

OPEN PUBLIC

Mr. Carson made a motion to open the meeting to the public, Mr. Dymond seconded.

Appearing before the board is Henry Gawronski of 516 N. Walnut. Mr. Gawronski commented he was glad he attending this meeting, he learned a lot. He also commented that the White Horse Pike Corridor needs help. Mr. Gawronski mentioned the fence that runs along the Recreation Center is in poor condition, there is barbed wire, and it was an old fiberglass field. After the remaining of the new homes on Walnut are built, what will be done to repair or replace the fence? Also will the fence be open to foot traffic? Mr. Ward mentioned maybe install a gate there. Mr. Carson added that could be a safety concern with Summer Camp 99. With nothing further there were motions to close the public portion, on roll call vote AIF.

CORRESPONDENCE

None

ORDINANCE ISSUES

Mary mentioned a new ordinance regarding housing chickens was approved. This is a pilot program to see how it works out. Mary is gathering ordinances from other Municipalities for grading. The grading ordinance would be for New Construction only.

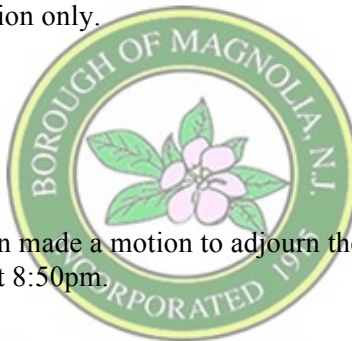
COMMENTS/DISCUSSION

None

ADJOURNMENT

Being no further discussion, Mr. Carson made a motion to adjourn the meeting, second by Mr. Brown. AIF- motion approved. Meeting adjourned at 8:50pm.

*AIF – All in Favor



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