

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
June 27th , 2018**

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		Absent	William Kennedy	MD	Present
Robert Brown		Present	Christopher Gellien	A1	Absent
Brian Carson		Present	James Jarrett	A2	Absent
Dan Radcliff		Absent	Ron Ammen	A3	Present
Joseph Dymond		Absent		A4	
Michael Moore	VC	Present			

ALSO

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

APPROVAL OF MINUTES

Motions were made to approve the April 25th, minutes. AIF-motion approved.

OLD BUSINESS

None

NEW BUSINESS

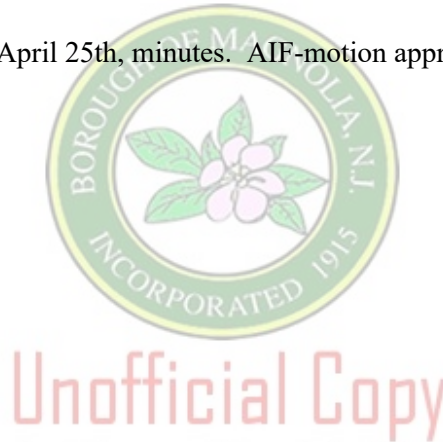
Resolution 2018-7

Two Farms, Inc.

340 Evesham Ave.

Block: 3.01 Lot: 1

Bulk C Variance for Signage



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2 Resolutions were presented to the board for review and approval. One from the Applicant's Attorney Mr. DelDuca, the other from Mr. Ward, the Board Solicitor. The board members reviewed both, and with discussion with Mr. Ward, minor changes in the wording of Mr. Ward's resolution was suggested, Mr. Ward will prepare a new resolution with the changes for signature. Motions were made to approve Mr. Ward's resolution with changes. AIF-motion approved.

OPEN PUBLIC

No public present

CORRESPONDENCE

None

ORDINANCE ISSUES

None

COMMENTS/DISCUSSION

Mr. Hanson had mentioned at our meeting that there were some inconsistencies in our sign ordinance, Mary Martz suggested we ask Mr. Hanson to take a second look at the sign ordinance and make changes.

Mary Martz mentioned proposed construction on Crestview Avenue of new homes. There has been discussion with Mr. Ward regarding the properties. Mr. Ward summarized that there was a subdivision filed

in the early 1900's for various lots. The lots are recognized as individual lots and all but one is buildable by today's zoning standards. A builder purchased the lots at the end of 2005. The Builder is aware that Crestview Avenue needs to be improved before he can start building. In December of 2005 is when the builder purchased the lots from the Borough. The Builder does not want to come in front of the board, he was told all the lots are buildable. He purchased all 5 lots for \$100,000, and one of the lots are undersized. Mr. Ward confirmed Mrs. Simone's statement that a variance is needed for the one undersized lot. Mr. Ward stated the builder will need to apply for a variance to build on one lot, the remaining 4 lots are conforming, and single family homes can be built on them.

ADJOURNMENT

Being no further discussion, motions were made to adjourn the meeting at 8:40pm. AIF-motion approved.

*AIF – All in Favor



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