

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
August 22nd, 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		Present	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		Present		A4	
Michael Moore	VC	Present			

ALSO

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

APPROVAL OF MINUTES

Motions were made to approve the June 27th, 2018. AIF-motion approved.

OLD BUSINESS

None

NEW BUSINESS

In the absence of regular member Dan Radcliff, Mr. Ammen will be voting on all matters.

VAR18-1

**Randolph Cranin
604 Grant Ave
Bulk C Variance**



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Mr. Cranin was sworn in at this time, stating his name and address for the record. Mr. Cranin testified that it is his intention to build a covered front porch with steps facing his driveway. The steps will not come any closer to the property line than the current walkway. Mr. Cranin stated he feels this would make the home more esthetically pleasing. Chairman Barrar confirmed what is shown on the submitted drawings as part of the application. Mr. Ammen asked if the existing steps would be removed, and Mr. Cranin testified the new porch will go over the existing steps. The requested variance is for 18ft. front yard set-back. At this time Councilwoman Martz made a motion to open to the public, Michael Moore seconded the motion. Chairman Barrar opened this portion of the meeting up to the public. With no one from the public wishing to speak on this application, Councilwoman Martz made a motion to close the public portion, Michael Moore seconded the motion, and the public portion was then closed. With no further questions from the board, Mr. Carson made a motion to approve the application, Mr. Moore seconded the motion. AIF application approved.

VAR18-2

**Walnut Avenue Properties LLC
Crestview Avenue
Lot: 6.02 Lot: 33
Bulk Variance**

Appearing on behalf of Walnut Avenue Properties LLC is David Wollman, Esq. Mr. Wollman explained the merits of the application, seeking a frontage variance of 38.7ft. where 50ft. is required on 1 of 5 lots owned by Walnut Avenue Properties LLC. At this time Charles Insalaco of Walnut Avenue Properties and Brian Peterman of Peterman Maxcy Engineers were sworn in. Mr. Peterman stated his credentials for the

record. Mr. Ward, board solicitor addressed the 5 lots owned by Walnut Avenue Properties LLC, and asked Mr. Wollman why this application is not for a subdivision? 1 out of 3 lots on one side of Crestview are not conforming, and should be merged, and re-subdivided. Mr. Wollman stated the lots were existing as is, and were purchased from the Borough of Magnolia. Mr. Peterman commented that about 10 years ago, a plan started first showing duplexes and the applicant withdrew his application. Mr. Insalaco stated that he was contacted by the Borough to purchase these lots, and at that time was told he only had to improve the street. Mr. Ward explained the tract of 3 lots is not conforming, and the board cannot act until the vesting of the subdivision occurs, and Mr. Ward shared the reading of the case law on the subject. After discussion, Mr. Insalaco requested to table the application, Mr. Carson made a motion to table, and Mr. Brown seconded the motion. On roll call vote, all members voted aye.

SPL18-01

Mavis Tire

Magnolia Holdings LP

201 White Horse Pike

Block: 3.02 Lot: 15

Major Site Plan/Sign Variances

Appearing before the board is John Kearney. Mr. Kearney stated this location is part of the Walmart project, and engineering, storm water, and traffic have all previously been reviewed with that project. Mr. Kearney presented exhibit A1 of the overall site plan with a revision date of 8/9/07. Those giving testimony were sworn in. Mr. John Hornick of Bohler Engineering, 1600 Manor Dr. Ste. 100 Chalfont, PA 19814. Mr. Hornick is the design engineer, and placed his qualifications on the record. Mr. Kearney stated that on the Walmart plan this site is designated as out parcel #2.

Mr. Hornick testified that the storm water and water main run from Kennedy Blvd. to the White Horse Pike, and was stubbed for future pad site. The basin is above ground as a wetland basin and is currently functioning as designed, and following the maintenance schedule. Mr. Kearney added that the Mavis Tire repair store fits and complies with the bulk criteria. The existing curb cut will be used, and there will be no changes to the White Horse Pike. The July 2018 plan shows it is catching the drainage, and pipes to the storm system.

Mr. Moore mentioned that the back of the building has a drop down, should there be a fence, tree, or something? Mr. Kearney stated there was some regrading, and there is all grass on the side. Chairman Barrar questioned the way the building is situated on the plan with the short end facing the White Horse Pike. Mr. Kearney stated that Mavis designed the building to sit this way. Chairman Barrar added that signage would be on 3 sides? Mr. Hanson discussed the sign ordinance, and the sign calculations. Mr. Kearney gave testimony as to sign in comparison of other signs in the area. Cooper Towne Plaza freestanding sign is 30ft., Mavis Tire is proposed to be 15ft. There will be a Mavis Tire sign on the façade of the building facing the street, as shown on Exhibit A3 the signage plan dated 8/16/18. All variances have been identified. Applicant has agreed to incorporate a "Welcome to Magnolia" sign on the Free Standing sign. They will work with the board engineer on a plan.

Mr. Hornick showed Exhibit A-4 the exterior elevation plan. Mr. Moore questioned landscaping on the lot. Mr. Hornick testified it is a paved lot. Mr. Carson questioned the trash enclosure structure material. Mr. Hornick testified it will be an enclosed masonry structure. Councilwoman Martz asked what Mavis will do with the old tires. Mr. Kearney stated they are recycled, and there are no outside displays or storage. There is no proposed loading zone. Mavis does not keep mass stock in tires onsite. They use a small truck and tires are delivered as needed from 20 plus stores. The truck would park on the side, and will not affect customers. Old tires are removed by truck or stored interior until they can be removed. Hours of operation are 7am. To 6pm. 7 days a week. Vehicles go on a lift, there are no pits, and everything is self-contained. Mr. Kearney testified that the lighting was designed as part of the site plan, no rear lighting is proposed. There is 1 wall pack over the door. There is no designated delivery entrance, and circulation is not a problem. There are no internal directional signs. Mr. Moore made a motion to open this portion of a meeting to the public, and Councilwoman Martz seconded the motion. With no one from the public wishing to speak on this application, Mr. Moore made a motion to close the public portion, Councilwoman Martz seconded the motion.

Mr. Hanson gave a summary of the variances requested, there is a maximum area of 97 sq. ft. for the free standing sign, 98.4 for the north elevation façade sign, 69.82 on each side, 3 variances for a total area of 330.8sq. ft. as well as a variance for one sign not facing a public street. All other zoning bulk requirements have been met, the only variances are for signage. Mr. Carson made a motion to approve the variance requests as Mr. Hanson has described, Mr. Dymond seconded the motion. AIF application approved. Mr. Carson made a motion to approve the preliminary and final site plan for Mavis Tire, Mr. Dymond seconded the motion. AIF application approved.

OPEN PUBLIC

No public present

CORRESPONDENCE

None

ORDINANCE ISSUES

None

COMMENTS/DISCUSSION

ADJOURNMENT

Being no further discussion, motions were made to adjourn the meeting at 9:20pm. AIF-motion approved.

*AIF – All in Favor



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