

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
May 28, 2014**

The meeting was called to order by Chairman Lawrence Barrar at 7:34 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	Present
Robert Brown		Present	Robert Mastalski	A1	Present
Brian Carson		Present	William Kennedy	A2	Present
John DiBartolomeo		Present	William Couse	A3	Present
Joseph Dymond		Absent	VACANT	A4	
Richard Krause		Absent			

ALSO

David Kreck	Engineer	Present	Michael Ward	Solicitor	Present
Dan Wassenar	Zoning Off.	Present	Denise O'Kane	Secretary	Present

ALTERNATE REPLACEMENT

A1 Robert Mastalski replaced Joseph Dymond and A2 William Kennedy replaced Richard Krause

APPROVAL OF MINUTES

Motions were made to approve the April 23, 2014 minutes. AIF-motion approved.

OLD BUSINESS

None at this time

NEW BUSINESS

Completeness Review / Minor Site Plan

SPL 14-2 / S.J. Behavioral Health Resources

Mr. Ward swore in the following; Glen Schmidt, CFO of SJ Behavioral Health Resources and Brian Peterman, Engineer. Mr. Kreck reviewed his letter dated May 21, 2014. Mr. Kreck and the applicant stated; that the definition of a minor site plan is not clear under the borough ordinance. Upon completion of the review the applicant agreed to the suggested changes. Mr. Kreck recommended that the board deem the application incomplete. Mr. Kreck stated; he had no problem doing the completeness review and the hearing at the next meeting. Mr. Ward agreed provided that the applicant meets all of the requirements.

Motions were made to deem the application incomplete and to waive items # 35 & 36 from the checklist.

Motions approved by roll call vote.

Completeness Review / Minor Site Plan

SPL 14-1 / Vaughan Oil Company, Inc.

The applicants' attorney, David A. Thatcher stated; the only item outstanding was the submission of information regarding any deed restrictions. Mr. Thatcher emailed a copy to Mr. Kreck and no deed restrictions exist.

Mr. Keck recommended the board deem the application complete. Motions were made to deem the application complete. Motions approved by roll call vote.

Minor Site Plan

SPL 14-1 / Vaughan Oil Company, Inc.

The applicant was represented by their attorney David A. Thatcher. The applicant is seeking to demolish and remove an existing trailer and construct a new 1,500 SF Pole Barn. All other existing structures on the property, including the Cellular Tower facility shall remain.

The applicant is also asking for an expansion of the use variance for storage and several pre-existing bulk variances.

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
MAY 28, 2014
PAGE 2**

Mr. Ward swore in the following; Gary Civalier of Civalier Engineering and Surveying, Inc. and Robert Vaughan, Vice President of Vaughan Oil.

Mr. Vaughan stated; they are fading away from home heating oil and expanding to heating and air service and installation. The pole barns will be the sheet metal shop, storage of the HVAC equipment, and staging of deliveries. The trucks come in and load in the morning, leave and come back at the end of the day.

Mr. Civalier stated; the expansion is a non-conforming use. There will be no negative impact to zoning or the neighboring properties. Bulk variances are required, but the existing building is pre-existing. There will be some replacement of paving, due to the construction. There is no impact with parking for the cell tower. There will be no bathroom; the existing facility is located at 212 Barret Ave.

Mr. Kreck reviewed his letter dated April 17, 2014. After some discussion regarding, deliveries, storage, fencing, setbacks, grading, lighting and parking; Mr. Ward inquired about off site parking. Mr. Ward would like something to show the employee parking for lot 35 (the existing office). In conclusion, Mr. Kreck feels there will be no negative impact to the site, but would like the applicant to install a board-on-board fence along the residential property line. The applicant agreed to the recommendations made by Mr. Kreck and has agreed to make as a condition of the approval, to install a board-on-board fence if the neighbor requests one in the future.

Motions were made to open the meeting to the public. AIF motion approved.

Maria Oelenschlager-437 W. Evesham Ave.; inquired about the delivery schedule and the vehicle activity with the cell tower being on site.

Motions were made to close the meeting to the public. AIF motion approved.

Motions were made to approve the application with the conditions stated by Mr. Kreck with the applicant agreeing to install a board-on-board fence if requested by the neighbors in the future.

Motion approved by roll call vote.

OPEN PUBLIC

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

CORRESPONDENCE

Board members were supplied with a copy of the NJ Planner.

ORDINANCE ISSUES

None

COMMENTS/DISCUSSION

Mr. Kreck asked Mary Martz to have council address the minor site plan definition.

Mary Martz stated the financial disclosure information has been emailed.

ADJOURNMENT

Being no further discussion, motions were made to adjourn the meeting at 9:40pm. AIF-motion approved.

*AIF – All in Favor