

**BOROUGH OF MAGNOLIA
PLANNING BOARD MINUTES
November 20, 2013**

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	Absent	Michael Moore	MD	Present
Robert Brown		Absent	Robert Mastalski	A1	Present
Brian Carson		Absent	William Kennedy	A2	Present
John DiBartolomeo		Absent	William Couse	A3	Absent
Joseph Dymond		Absent	VACANT	A4	
Richard Krause		Absent			

ALSO

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

ALTERNATE REPLACEMENT

A-1 Robert Mastalski replaced Joyce Albrecht and A-2 William Kennedy replaced Robert Brown.

APPROVAL OF MINUTES

Motions were made to approve the October 23, 2013 minutes. AIF-motion approved.

NEW BUSINESS

2014 Planning Board Schedule

Motions were made to approve the 2014 Planning Board Schedule. AIF-motions approved.

2014 Professional Appointments

Motions were made to recommend Michael Ward as Planning Board Solicitor. AIF-motions approved.
Motions were made to recommend Dave Kreck of K2 Consulting Engineers, Inc. as Planning Board Engineer. AIF-motions approved.

SPL13-1/Taco Bell

Mr. Kreck reviewed his letter dated November 20, 2013 regarding revisions to the approved landscape design. Council was approached by the property owner of Magnolia Gardens regarding the screening of the property as a result of the demolition of the former building. The applicant agreed to remove a number of previously proposed shrubs and replace same with a single row of Arborvitae trees, for screening purposes. Mr. Kreck recommended the board to approve the revisions administratively and an amended Site Plan Application is not necessary and does not result in any adverse impacts to any other of the adjacent properties and public Rights-of-Way nor do they require any additional variances/waivers from the Board. Motions were made to administratively approve the revised landscape design and have the Arborvitae trees added to the maintenance bond. Motions approved by roll call vote.

OLD BUSINESS

Subdivision

SD13-1/Robert Evangelisti

Mr. Kreck reviewed his letter dated November 11, 2013 regarding supplemental information received. Mr. Ward swore in the following; Bruce McKenna or Monarch Surveying & Engineering. Robert Evangelisti, owner of property known as 130 W. Lincoln Ave., Block 2.04 and Lots 12 & 14. Applicant is seeking to subdivide existing Lots 12 & 14 of Block 2.04 into two separate proposed residential lots. Proposed Lot #12 will be a new residential structure. Proposed Lot #14 will include the existing structure and a variance is required for the front yard setback from 25' to 14.7' to the front porch. Have a discussion regarding site improvements and grading issues, a motion was made to approve the subdivision with the front yard setback variance for the existing structure only. Motions approved by roll call vote.

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OPEN PUBLIC

Motions were made to open the meeting to the public. AIF motion approved. Michael Ward introduced Dave Chitingtin and invited him here tonight to view our Planning Board in session. Mr. Ward stated; Mr. Chitingtin unsuccessfully ran for Waterford Township Committee, which I was involved with and hopes he runs again. Mr. Chitingtin was the Public Works Administrator for many years and hopefully will become a part of the Waterford Planning Board. Motions were made to close the meeting to the public. AIF motion approved.

CORRESPONDENCE

Each member received a copy of "The New Jersey Planner"

ORDINANCE ISSUES

Mary Martz stated that council made a change to our new sign ordinance and the 2nd reading will be at the next council meeting.

COMMENTS/DISCUSSION

Mr. Kreck asked if Council adopted a Grading Plan ordinance. Mr. Ward agreed that it would be in their best interest. Mary Martz will bring the subject up at the next council meeting.

Mary Martz stated; an engineer by the name of William Gilmore came in to discuss the site plan for the P.R. Sanders property on the White Horse Pike. They are expected to come before the board in the near future.

ADJOURNMENT

Being no further discussion, motions were made to adjourn the meeting at 8:15pm. AIF-motion approved.

*AIF – All in Favor

Official copies should be requested through the Borough Clerks Office by completing an Open Public Record Act Request Form. Contact us at (856)783-1520 for additional information.