

April 2011 - Minutes

Borough of Palmyra

Land Use Board

Regular Meeting Minutes

~ April 18, 2011 ~

I. Call to order

Chairwoman Riener called to order the regular meeting of the Borough of Palmyra Land Use Board at 7:30PM on April 18, 2011 in Borough Hall. Chairwoman Riener read the open public meetings statement into record as follows:

Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Board Secretary in the following manner:

- i. Posting written Notice on the Official Bulletin Board at the Palmyra Borough Hall on January 3, 2011.
- ii. Mailing written Notice to the Burlington County Times on December 29, 2010; for publication on January 3, 2011.
- iii. Notice to All Board Members.

II. Roll call

Bridget Elmes, Board Secretary conducted roll call. The following persons were present:

Mr. Steve Neely	
Mr. Timothy Beck	
Mr. Brian O'Kane	
Mr. Michael Stokes	Absent
Councilman Robert Bostock	Absent
Mayor John Gural	
Vice-Chairwoman Roberta Locke	Absent
Chairwoman Carol Riener	
Alt. 1 Mrs. Bridget Elmes - Board Secretary	
Alt. 2 –	Position Open

Borough Official	Position Open
Solicitor	Andrew M. Brewer, Esq.
Engineer	Joseph R. Hirsh, PE, CME, CPWM

III. Approval of work session minutes from February 22, 2011

A motion was made by Mr. Beck, seconded by Mayor Gural to accept the work session minutes as read with no corrections or additions. The vote was unanimous and the motion carried.

IV. Approval of regular meeting minutes from February 22, 2011

A motion was made by Mr. Beck, seconded by Mayor Gural. The vote was unanimous and the motion carried.

V. New Business

Application 2011-02: Mr. Dave Dorworth; Variance Front Yard Setback

Chairwoman Riener stated for the record that she is friends with Mr. Dorworth and this will not affect her final decision on the Application.

Mr. Dorworth was sworn in by Mr. Brewer.

Mr. Dorworth stated for the record his address 920 Walnut Street; Block: 50, Lot: 8. Mr. Dorworth is requesting a variance for the 30 foot set back in the front of his home. Mr. Dorworth seeks to enlarge the existing porch which was built in 1953. This will bring his front yard set back to 26.5 feet.

Mr. Brewer asked Mr. Dorworth if the proposed front porch would make his home out of character with the other homes on his street. Mr. Dorworth stated that it would not.

Mr. O'Kane questioned Mr. Dorworth about the setback at 924 Walnut.

Chairwoman Riener entertained a motion to open the meeting to the public. Mayor Gural moved the motion, seconded by Mr. Beck. The vote was unanimous and the motion carried.

Hearing from no one in the public, Chairwoman Riener entertained a motion to close the meeting to the public. Mr. Beck moved the motion, seconded by Mr. O'Kane.

Chairwoman Riener entertained a motion to approve Application 2011-02. Mayor Gural moved the motion, seconded by Mr. Neely. The vote was unanimous and the motion carried.

Application 2011-01: Miller's Temple Church; Variance Front Yard Setback

Mr. Brewer addressed the Applicants Attorney, Ellen Mc. Dowell to confirm that a letter was submitted to the Secretary to confirm the date of 200ft. mailing. Mrs. Elmes confirmed that the letter had been received.

Mrs. Mc. Dowell and Pastor Tommie Smith were sworn in by Mr. Brewer.

The applicant seeks variance relief to install a handicap ramp in the front of the Church. Pastor Smith states that the congregation has handicap members which find it difficult to handle the steps. This will allow access to the sanctuary for these members. Pastor Smith states that there is no other feasible alternative. The sanctuary is accessed only by the front entrance. The ramp will be made of composite material. Pastor Smith states that the ramp will keep with the appearance of the neighborhood and will not negatively impact the neighborhood.

Mr. Brewer stated that the Engineers report suggest variance relief for maximum hard surface coverage. Mr. Brewer asked the Mrs. McDowell if the Applicant will be amending the application to reflect this additional variance relief. Mrs. McDowell confirmed that they are asking for an amendment.

Mr. Hirsh reviewed his report on the Application. He suggested the Applicant revise the site plan to a one page document. Mr. Hirsh asked if the new step material would be consistent with the ramp material. The Applicant confirmed the use of materials. Mr. Hirsh questioned the use of the side walk located along the side of the building. The Applicant stated that there is no use for this walkway by the congregation.

Mrs. Kilmer notes that the sign will be moved to the left of the proposed ramp.

Mr. Neely asked if the doors will be ADA compliant. Applicant stated yes.

Mr. O'Kane asked if the ramp will meet all ADA requirements. Applicant stated yes.

Mr. Beck asked if the concrete walkway will be removed as it will affect the pervious coverage percentage.

Mayor Gural suggests removing the sidewalk that is underneath the proposed ramp.

Chairwoman Riener entertained a motion to open the meeting to the public. Mayor Gural moved the motion, seconded by Mr. O'Kane. The vote was unanimous and the motion carried.

Congregation member Beverly Anderson asked for the Board to please approve the application so her mother could attend church. Andrea Campbell Williams states that is extremely difficult for her mother to maneuver the stairs to attend the service. She also states that there are members that do not attend because they cannot use the stairs.

Chairwoman Riener entertained a motion to close the meeting to the public. Mr. O'Kane moved the motion, seconded by Mr. Beck.

Chairwoman Riener entertained a motion to accept Application 2011-01 with the conditions met that were stated in Mr. Hirsh's report. Mr. O'Kane moved the motion, seconded by Mr. Neely. The vote was unanimous and the motion carried.

VI. Committee Reports

Economic Development Committee Report

Chairwoman Elmes stated the EDC's budget was not approved by Borough Council for this year. The Committee will remain however but will not meet until further notice.

Borough Council Update

Mayor Gural mentioned the Community Center is completed except for a few punch list items. A Call To Service meeting was held at the new Community Center. The YMCA is leasing space to hold Summer Camp. Mayor Gural also stated that Council is working with the Bridge Commission which would allow Palmyra residents to attend camp for free.

ADHOC Housing Committee Report

Chairwoman Riener stated the Committee will be meeting by the end of the month. A report will be to the Board and Council.

Chairwoman Riener entertained a motion to open the meeting to the public. Mr. Beck moved the motion, seconded by Mr. Neely. The vote was unanimous and the motion carried.

Hearing from no one in the public, Chairwoman Riener entertained a motion to close the meeting to the public. Mr. O'Kane moved the motion, seconded by Mr. Neely.

Chairwoman Riener entertained a motion to adjourn the meeting at 8:11PM was moved by Mayor Gural and seconded by Mr. Beck. The vote was unanimous and carried.

Respectfully Submitted,

Bridget Elmes

Planning Board Secretary