

June 2011 - Minutes

Borough of Palmyra

Land Use Board

Regular Meeting Minutes

~ June 20, 2011 ~

I. Call to order

Chairwoman Riener called to order the regular meeting of the Borough of Palmyra Land Use Board at 7:38PM on June 20, 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:

Chairwoman Carol Riener	
Vice-Chairwoman Roberta Locke	
Mayor John Gural	Absent
Councilman Robert Bostock	Absent
Mr. Timothy Beck	
Mr. Steve Neely	Absent
Mr. Brian O'Kane	
Mr. Michael Stokes	Absent
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 May 16, 2011

A motion was made by Vice Chairwoman Locke, seconded by Mr. Beck 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 May 16, 2011

A motion was made by Vice Chairwoman Locke, seconded by Mr. Beck to accept the regular session minutes as read with no corrections or additions. The vote was unanimous and the motion carried.

V. Old Business

Mr. Brewer swore in Mrs. Kilmer and Mr. Hirsh.

Application 2007-10: Tibor Kobolak, The Wash Line

Mr. Brewer will be advising Ms. Gaskill that the Applicant will need to submit an Application in order for the Board to act on this Application. The Applicant seeks new relief and proper publication and 200 ft. notification is required.

Application 2011-03: Charles Krepelka, Use Variance For Auto Repair at 616 Jefferson Street; Block 136, Lot 6

Chairwoman Riener addressed Mr. Niall O'Brien in regards to the five attending Board members and that his client will need five affirmative votes for this Application. Mr. O'Brien asked Mr. Krepelka to enter in his decision on record that he will continue to have the Application heard with the five attending Board members.

Mr. Niall O'Brien, Attorney for Mr. Krepelka; CK Colours addresses the Board. The Applicant is requesting a Use Variance Approval to allow auto body repair and painting in an industrial use building.

Chairwoman Riener addressed Mrs. Kilmer in reference to the fire alarm system at the property. Mrs. Kilmer stated that a permit has been reviewed but the permit has not been paid for or picked up. Mr. O'Brien states that the fire alarm is the responsibility of the landlord. Chairwoman Riener asked Mr. Krepelka if he has completely reframed from working in the property up to and including office space. Mr. Krepelka stated for the

recorded that he is not working at the property.

Mr. O'Brien asked the Board if they may present the plan with the minor modifications that was made after Mr. Hirsh June 17 review letter. Chairwoman Riener agreed to his request.

Mr. O'Brien introduced Mr. Lance Landgraf to the Board as the Applicants Planner. Mr. Brewer swore in Mr. Landgraf. Mr. Landgraf stated for the record his qualifications to be heard by the Board. Chairwoman Riener accepted Mr. Landgraf as a professional.

Mr. Landgraf entered his testimony for the record.

Chairwoman Riener asked Mr. Landgraf about the amount of clearance space there is to enter the side entrance door. Mr. Landgraf stated that they used the size of a Cadillac Escalade to determine space requirements. He assured the Board that there is enough room.

Vice Chairwoman Locke asked Mr. Brewer to clarify what would happen to this Use Variance Application if they Applicant were to vacate the property. Mr. Brewer stated that the Use Variance applies only to the current occupant use of the property.

Chairwoman Riener asked Mr. Krepelka how many cars will be on the property at any one given time. Mr. Krepelka testified that there will be no more than five cars on the property. Mr. Hirsh stated that the Applicant cannot park more cars than the spaces allow for. The Applicant will be in violation if more than nine cars are parked on the property at a time.

The Applicant agreed to revise its Application during the meeting to delete the two parallel parking spaces and sought a variance to allow only nine parking spaces where eleven are required.

Chairwoman Riener entertained a motion to open the meeting to the public. Vice Chairwoman Locke moved the motion, seconded by Mr. Beck.

Chairwoman Riener entertained a motion to close the meeting to the public. Vice Chairwoman Locke moved the motion, seconded by Mr. Beck.

Chairwoman Riener entertained a motion to accept Application 2011-03 with the conditions set forth; Applicant agreed that the areas designated areas "1", "2", "3" within the building shall not and may not be used for preparation work on the automobiles. The Applicant agreed that the proposed use is in compliance with the NJDEP air permit standards as well as the other required local, county and State approvals. The property cannot be used for this current use once the property owner has reverted back the changes if the Applicant were to vacate the property.

Vice Chairwoman Locke moved the motion, seconded by Mr. Beck. The vote was unanimous and the motion carried.

VI. New Business

No new business.

VII. Resolution Memorialization

Resolution 2011-04: Lapteff/Veitenheimer; Use Variance; 3 East Broad Street; Block 83, Lot 17

Chairwoman Riener entertained a motion for the Memorialization of this Resolution. Mr. Beck moved the motion, seconded by Mr. O'Kane. The motion carried with the abstention from Chairwoman Riener.

VIII. Committee Reports

Economic Development Committee Report

No Meeting

ADHOC Housing Committee Report

Landlord Tenant Registration Committee and Vacant Property Committee will make recommendations to Mrs. Kilmer for procedural inspections that go above the current Fire Inspection. The procedures will then go to Council for approval.

Borough Council Report

Council not in attendance.

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

Vice Chairwoman Locke entertained a motion to adjourn the meeting. Moved by Vice Chairwoman Locke, seconded by Mr. Beck. The vote was unanimous and carried.

Meeting adjourned at 8:55PM.

Respectfully Submitted,

Bridget Elmes

Planning Board Secretary