

September 2011 - Minutes

Borough of Palmyra

Land Use Board

Regular Meeting Minutes

~ September 19, 2011 ~

I. Call to order

Chairwoman Locke called to order the regular meeting of the Borough of Palmyra Land Use Board at 7:40 PM on September 19, 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 Roberta Locke
Mayor Karen Scheffler
Vice-Chairman Timothy Beck
Mr. John Gural, Borough Official
Mr. Steve Neely
Mr. Brian O'Kane

Mr. Michael Stokes

Councilwoman Carol Riener

Mr. Richard Dreby

Alt. 1 Mrs. Bridget Elmes - Board Secretary

Alt. 2 – Position Open

Solicitor Andrew Brewer, Esq.

Engineer Joseph R. Hirsh, PE, CME, CPWM

III. Introduction of the Palmyra BID – President Mr. Anthony Fratto. Mr. Fratto introduced the BID Administrator Mr. Christopher Getz and one of the Principals Mr. Mark Lobauer of the Company, JGSC Corporation. They are a leader in small town redevelopment and revitalization. Mr. Lobauer and Mr. Getz spoke about their company and their plan for Palmyra. Mr. Gural offered congratulations to Mr. Lobauer for his new position as Chairman of the New Jersey Pinelands Commission.

IV. Approval of work session minutes from July 18, 2011

A motion was made by Councilwoman Riener, 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 except for abstentions from Mayor Scheffler, Mr. Gural, Mr. Neely, Mr. Stokes and Mr. Dreby.

V. Approval of regular meeting minutes from July 18, 2011

A motion was made by Vice Chairman Beck, seconded by Mr. O’Kane to accept the regular session minutes as read with no corrections or additions. The vote was unanimous and the motion carried except for abstentions from Mayor Scheffler, Mr. Gural, Mr. Neely, Mr. Stokes and Mr. Dreby.

VI. Old Business

- * Mr. Brewer swore in Mrs. Kilmer and Mr. Hirsh.
- * Bombi Petroleum – No further action taken since the work session.
- * Charles Krepelka – No further action taken since the work session.
- * Mr. Kobolak – Violation of Resolution 2007-10 - No further action taken since the work session.
- * Mr. Kobolak – 2007-10B – No further action taken since the work session.

VII. New Business

* Letter from Ted Rosenberg in reference to Ordinance 2011-23 Vacating Hill Street. Palmyra Borough Land Use Board Resolution Regarding Consistency of Ordinance Vacating Hill Street with Master Plan. The motion was unanimous and the motion carried except for the abstentions from Mayor Scheffler and Councilwoman Riener.

* Mandatory NJPO Planning Board Fall Training Class – No further action taken since the work session.

* Mr. Gural addressed the Board with a Resolution Mr. Brewer prepared for Council's consideration and was passed by Council. Resolution Authorizing And Directing The Borough Of Palmyra Land Use Board To Cause A Preliminary Investigation Be Made Pursuant To The New Jersey Local Development And Housing Law Whether A Certain Area Adjoining Cinnaminson Avenue Within The Borough Of Palmyra Is "An Area In Need Of Redevelopment" Within The Meaning And Contentment Of Said Statue. Mr. Gural recommended for the Board to reach out to Mark Remsa from the County of Burlington. Mr. Remsa's office has agreed to re-do this study at their cost.

Mr. Stokes asked if the County would consider the other side of Cinnaminson Avenue to include the Winner property. Mr. Neely asked if they could possibly include the intersection of Charles and Cinnaminson Avenue. The Board will need to offer these as suggestions to the County. Mr. Brewer stated to the Board that the only properties that can be considered by the County are those who have been proposed by Council.

VIII. Closed Session:

Resolution #2011-09, Resolution excluding the public from certain meetings pursuant to Section 8 of the Open Public Meetings Act C 231 P.L. 1975 (personnel, negotiations, contracts, litigations).

Chairwoman Locke asked for a motion to go into Executive Session at 8:15pm. Motion made by Councilwoman Riener and seconded by Mr. Beck. The vote was unanimous and the motion carried.

A motion was made by Councilwoman Riener and seconded by Mr. Beck to close the Executive Session at 8:21pm. The vote was unanimous and the motion carried.

IX. Committee Reports

ADHOC Housing Committee Report

Councilwoman Riener reported that the committees are in the process of re-organizing.

Borough Council Report

Mayor Scheffler had nothing to report.

Chairwoman Locke entertained a motion to open the meeting to the public. Mr. Beck moved the motion, seconded by Mayor Scheffler. The vote was unanimous and the motion carried. Hearing from no one in the public, Chairwoman Locke entertained a motion to close the meeting to the public. Mayor Scheffler moved the motion, seconded by Mr. Beck. The vote was unanimous and the motion carried.

Chairwoman Locke presented a proposal to the Board from Cassidy Hoff, Ashley Young and Jenna Kearney. These Cadets are working on their Girl Scout Silver Award. The proposal was for beautification of the Band Shell to begin in the spring of 2012 and finish in 2013. Chairwoman Locke asked if the Board would like for the Scouts to make a presentation. The Board agreed. Chairwoman Locke will contact the Scouts to schedule a date.

Councilwoman Riener addressed the Board about the tree blocking visibility for motorist on the corner of Cinnaminson Avenue and Charles Street. She is awaiting a response from the County.

Mr. Dreby stated he will follow up with the County on a previous project of placing a blinking light at the intersection. He is not certain where the project stands at this time.

Chairwoman Locke entertained a motion to adjourn the meeting. Motion moved by Mr. Stokes, seconded by Mr. Gural.

The vote was unanimous and carried.

Meeting adjourned at 8:25 PM.

Respectfully Submitted,

Bridget Elmes

Planning Board Secretary