

Borough of Palmyra

Land Use Board

Work Session Minutes

~ May 21, 2012 ~

I. Call to order

Chairwoman Locke called to order the **Work Session** meeting of the **Borough of Palmyra Land Use Board at 7:07 PM on May 21, 2012 in Borough Hall.** Chairwoman Locke 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, 2012.
- ii. Mailing written Notice to the Burlington County Times on December 27, 2011; for publication on January 6, 2012.
- iii. Notice to All Board Members.

II. Roll call

Present: Chairwoman Locke, Vice-Chairman Beck, Mayor Scheffler, Mrs. Elmes, Mr. Gural, Mr. Dreby, Mr. Stokes

Absent: Councilwoman Riener, Mr. O’Kane, Mr. Neely

III. Zoning Officer Report

Mrs. Kilmer stated that a copy had been emailed to the Board. Chairwoman Locke mentioned to Mrs. Kilmer that the Muse has a neon sign hanging inside their store that illuminates “tattoo”. Chairwoman Locke spoke with Mr. Brewer and he agreed that the sign is a violation of the Muse’ Resolution 2011-04 which prohibits any signage pertaining to the word “tattoo”. Mrs. Kilmer will speak with the owners tomorrow. Mrs. Kilmer and Mrs. Elmes mentioned to the Board that the owners contacted our

office to see about amending their Resolution to allow such signage. They did not want to reapply to the Board due to the expense.

Chairwoman Locke asked Mrs. Kilmer where in the process Star Cars is in obtaining the additional lot space from the State. The owner of Star Cars was working with Mr. Hirsh to obtain a variance from the State or an offer to purchase the property. Mrs. Kilmer will follow up with Mr. Hirsh.

IV. Board Engineer Report

Mr. Rakesh Darji is in attendance for Mr. Hirsh this evening. Mr. Darji supplied the Board with an updated report. No questions were asked by the Board.

V. Old Business

- **Professional Vouchers:**

Vouchers were reviewed by the Board. No questions were asked.

- **Route 73 Highway Commercial and Industrial Sign Ordinance Committee Update:**

A meeting has not been held. No Report. Chairwoman Locke asked if the members could try and have a meeting in June.

- **Status Update - Keystone Automotive Industries, Inc.: Application 2012-01 Minor Site Plan; Block 137, Lot 10; 613 Madison Street:**

Chairwoman Locke asked Mr. Darji if he could offer an update for the Board. Mr. Darji stated that the Applicant has not responded to the conditional approvals or request for the adjustment to the lights. Chairwoman Locke asked Mr. Brewer if there is a time limitation to complete the work. Mr. Brewer stated that the Applicant cannot operate and/or occupy the new building until the conditions of that approval have been met. To date the Applicant has not applied for any permits to begin the work at the new location.

VI. New Business

- **Mr. and Mrs. Peter Stock: Application 2012-02 Use Variance; Block 17, Lot 5; 719 Morgan Avenue**

Mr. Darji stated for the Board in the Engineers report dated April 12, 2012 that the Applicant will need to acquire a variance to comply with "Location Ordinance" for an accessory structure stated in section 304F. The accessory structure needs to be at least ten feet away from the rear portion of the principal building. Currently the car port is located almost parallel to the rear portion of the principal building. Chairwoman Locke asked if the 200 foot list notice that was mailed is sufficient to acquire an additional variance. Mr. Brewer stated that the notice is sufficient.

Chairwoman Locke entertained a motion to adjourn the work session. Mayor Scheffler moved the motion, seconded by Vice Chairman Beck. The vote was unanimous and the motion carried.

Chairwoman Locke adjourned the work session at 7:20 pm.

Respectfully Submitted,

Bridget Elmes
Planning Board Secretary

Approved 10-15-12