

**BOROUGH OF PALMYRA  
LAND USE BOARD  
MAY 18, 2016  
MINUTES**

**CALL TO ORDER.**

**OPEN PUBLIC MEETINGS ACT.**

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

- A. Posting written notice on the Official Bulletin Board at the Palmyra Borough Hall on March 13, 2016.
- B. Mailing written notice to the Burlington County Times and Courier Post on March 13, 2016.
- C. Notice to all Board members.

**ROLL CALL.**

**PRESENT:** Vice-Chairman Beck (arrived late), Mayor Arnold, Mr. Gural, Mr. King, Mr. Blaisdell, Mr. O’Kane.

**ABSENT:** Chairwoman Locke, Mr. Stokes, Mr. Yetter.

**TEMPORARY CHAIRMAN:** Mr. Gural made a motion to appoint Mr. O’Kane as temporary Chairman in the absence of Chairwoman Locke and Vice-Chairman Beck, Mr. King second the motion. All members present voted in favor of the motion.

Mr. Reale swore in Mr. O’Kane.

**MINUTES.** Approval of the minutes from March 16, 2016, Mr. Gural made a motion to approve the minutes, Mr. King second the motion. All members present voted in favor of the motion. Mr. Blaisdell abstained from the vote.

**RESOLUTIONS.** Resolution 2016-106, Resolution Authorizing and Directing The Borough Of Palmyra Land Use Board To Cause A Preliminary Investigation To Be Made Pursuant To The New Jersey Local Development And Housing Law, As To Whether A Certain Property Within The Borough Of Palmyra, Known As 620-622 Highland Avenue (block 24, Lots 1 and 2) Is An Area In Need Of Redevelopment Within the Meaning And Intendment Of Said Statue. Mr. Gural explained that Borough Council has requested that the Land Use Board review Block 24, lots 1 and 2 to see if they meet the criteria of redevelopment.

**REDEVELOPMENT PLAN-620-622 Highland Avenue (Block 24, lots 1 and 2).** Presented by Susan Gruel, Land Use Board Planner. Mr. Reale swore in Mrs. Gruel. Mrs. Gruel reviewed the redevelopment process and that it is governed by statue. Block 24, lots 1 and 2 is the only property being considered tonight for determination in need of redevelopment. The lots must meet a certain criteria to be declared redevelopment. The bank has been abandoned since 2008. Mrs. Gruel explained that they have visited the site and also looked at aerial photos. There are tiles

falling off the outside and underneath is black mold. There is also a lot of water damage to the building. Mrs. Gruel read Criteria A into the record:

The generality of buildings are substandard, unsafe, unsanitary, dilapidated, or obsolescent, or possess any of such characteristics, or are so lacking in light, air, or space, as to be conducive to unwholesome living or working conditions. Mrs. Gruel explained that this property does qualify under this criteria. Mr. O’Kane inquired if the property is listed for sale. Mrs. Gruel explained that the owners have it listed as commercial zoning for sale. Mr. Reale explained to the board that the property has been vacant for a certain amount of time and the majority of the bank property including the ATM machine outside window has been removed. Mr. Reale discussed that this allows the property to lose its non-conforming use as a commercial building as is listed under the residential zoning. (Mr. Beck arrived 7:20). The property fits Criteria B also: The discontinuance of the use of buildings previously used for commercial, manufacturing, or industrial purposes; the abandonment of such buildings; or the same being allowed to fall into so great a state of disrepair as to be untenable.

Mr. Gural made a motion to open the public portion of the resolution, Vice-Chairman Beck second the motion. All members present voted in favor of the motion.

Ms. Dennler-Morgan Avenue inquired about the Borough purchasing the property. Mr. Gural explained that the potential exists and that it can be acquired through redevelopment if Borough Council chooses to do so. Mr. Reale explained that the Board cannot consider the future potential use of the property in declaring that the property meets the criteria.

Mr. Irons-Morgan Avenue discussed that it was a bank and now it is abandon for the last 7 years does it revert back to the standards needed for a residential R-1 district. Mr. Irons explained that it was 2 homes at one time.

Mr. Weekley-Morgan Avenue inquired if any money can be obtained from the owners for the lack of care of the property. Mrs. Gruel explained that it is not part of the redevelopment study, but that the Borough can required the owners to maintain the outside of the property.

Mr. O’Kane inquired if R-1 property has to be residential. Mr. Gural explained that any development can apply to the Board for a change of use for the property. Mr. O’Kane inquired if taxes are current. Mr. Gural replied that yes they are current.

No one else from the public wishing to be heard, Vice-Chairman Beck made a motion to close the public hearing, Mr. Gural second the motion. All members present voted in favor of the motion.

Mr. Reale marked the redevelopment study exhibit 1.

### **BOROUGH COUNCIL UPDATES.**

**MATTERS TO BE PRESENT BY THE PUBLIC.** Please state your name and address for the record.

Mayor Arnold made a motion to open the public portion, Mr. Gural second the motion.

Mrs. Irons-Morgan Avenue discussed that the property is not suited for a home unless the lots are squared off. Mr. O’Kane explained that the owners would have to appear in front of the Board for variances. The owner of the property is Action Realty who is present in the audience.

Mrs. Van Santen-Morgan Avenue inquired if the vault was removed and if they have been cited for overgrown grass. Mr. Gural explained that the owners are not required to answer tonight, and that they have been required to maintain the outside. Mrs. Van Santen inquired if the property was sold will it stall the redevelopment. Mr. Reale responded that the determination for redevelopment stays with the property not the owner.

No one else wishing to be heard, Mr. King made a motion to close the public portion, Mr. Blaisdell second the motion. All members present voted in favor of the motion.

**ADJOURNMENT. Mr. Gural made a motion to close the meeting, Mr. King second the motion. All members present voted in favor of the motion. The meeting was adjourned at 7:48 pm.**