

**BOROUGH OF PALMYRA LAND USE BOARD**  
**REORGANIZATION MEETING MINUTES**  
**JANUARY 16, 2019 -7:00 PM**

The Land Use Board Reorganization meeting of the Borough of Palmyra was called to order by Doretha Jackson, Borough of Palmyra Municipal Clerk.

The pledge of Allegiance was recited.

Ms. Jackson read the Open Public Meeting Act into the record.

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 January 23, 2018.
- B. Mailing written notice to the Burlington County Times and Courier Post on January 23, 2018.
- C. Notice to all Board members.

Mr. Andrew Brewer of Maraziti Falcon, LLP administered the Oath of Office to the following members for the below mentioned terms.

Bryan Norcross-Class IV- four year term (12/31/2022)  
Brian O’Kane-Class IV – four year term (12/31/2022)  
Theodore Scott- Class IV – Filling Unexpired Term (12/31/2020)  
John Gural – Class II – one year term (12/31/2019)  
Lewis Yetter – Alternate #1-two year term (12/31/2019)

**ROLL CALL**

The call of the roll is as follows.

PRESENT: Mayor Michelle Arnold, Mr. Timothy Beck, Mr. Rick Dreby, Mr. John Gural, Mrs. Roberta Locke, Mr. Brian O’Kane, Mr. Theodore Scott and Mr. Lewis Yetter.

ABSENT: Bryan Norcross

Mr. Brewer swears in Mindie Weiner of 25 East Charles Street. Ms. Weiner thanked the Board for including the survey and states she believe that the opportunity to include the public is a step in the right direction. She also thanked the Board to being open minded to include the arts district. Chairwoman Locke thanks Ms. Weiner for her comments.

Chairwoman Locke asks if there is anyone else wishing to speak, hearing none she requests a motion to close this portion of the meeting. Mr. Dreby makes the motion and second by Councilman Yetter. All in favor, none opposed.

Chairwoman Locke asks if there are any further questions or comments regarding the Reexamination before them. Hearing none, she asks Mr. Brewer to state the Resolution. Mr. Brewer recites the full Resolution to accept the proposed Reexamination of the Master Plan. Chairwoman Locke asks for a motion to accept the Resolution Adopting the Master Plan Reexamination as written. Vice Chairman Beck makes the motion and Mr. O’Kane second. By the call of the Roll:

AYE: Mr. Dreby, Mr. Gural, Mr. O’Kane; Councilman Yetter, Mayor Arnold, Vice Chairman Beck, Chairwoman Locke, Mr. Scott

NAY: None

ABSTAIN: None

The Resolution is accepted.

Chairwoman Locke thanks the public for their comments.

**OPEN TO THE PUBLIC.** Chairwoman Locke requests a motion to open the meeting to the public regarding any land use item. Mr. Gural makes the motion and second by Vice Chairman Beck. Hearing no one from the public, Chairwoman Locke requests a motion to close the public portion of the meeting. Mr. O’Kane makes the motion to close and Mr. Gural second.

Mayor Arnold asked to make note that the town center designation was due to expire and with the help of our local elected officials the Borough did receive information that this has been extended. This may also help with revitalization, redevelopment and grant opportunities.

**ADJOURNMENT** Hearing no other business to be conducted, Chairwoman Locke asks for a motion to adjourn the meeting. Mr. Dreby makes the motion and Vice Chairman Beck second. All in favor, none apposed.

Meeting concluded at 7:41 p.m.

Respectfully submitted,

Marie Nagle, Secretary  
Land Use Board  
Borough of Palmyra

## REORGANIZATION

Ms. Jackson opens the floor nomination for the Chairperson of the Board. Nomination was made by Brian O’Kane to appoint Roberta Locke, seconded by Rick Dreby. Hearing no other nominations Ms. Jackson closes the nomination. The vote by call of the roll naming Roberta Locke as the Chairwoman.

AYE. Mayor Michelle Arnold, Mr. Beck, Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mr. Yetter.

NAY. None

ABSTAIN. Mrs. Locke

## MEETING TURNED OVER TO CHAIRWOMAN LOCKE

Chairwoman Locke request nominations for the office of Vice-Chairperson. Mr. Dreby nominates Timothy Beck and Mr. O’Kane second. Hearing no other nominations, Chairwoman Locke asks for a roll call vote.

AYE. Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mayor Arnold, Chairwoman Locke, Mr. Yetter

NAY. NONE

ABSTAIN. Mr. Beck

## NOMINATIONS

Chairwoman Locke opens nomination for Land Use Board Solicitor. She states there is a proposal from Andrew Brewer, Esquire, Maraziti Falcon LLP. She asks for a motion. Mr. Dreby states that seeing no other names, he makes a motion to appoint Andrew Brewer as the Land Use Board Solicitor, seconded by Mr. Beck. Chairwoman Locke calls for a roll call vote;

AYE. Vice-Chairman Beck, Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mayor Arnold Chairwoman Locke, Mr. Yetter

NAY. None

Chairwoman Locke requests nominations for the Land Use Board Engineer. The Board received proposals from James Winckowski, CME Associates and Joseph R. Hirsh, Environmental Resolutions. Chairwoman Locke makes a motion to accept the proposal from CME Associates and second by Mr. Gural. Chairwoman Locke calls for a roll call vote;

AYE: Vice-Chairman Beck, Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mayor Arnold Chairwoman Locke, Mr. Yetter

NAY: None

Chairwoman Locke requests nominations for the Land Use Board Planner. The Board received proposals from Edward Fox, Environmental Resolutions, Susan S. Gruel, Heyer, Gruel & Associate and Peter Van den Kooy, CME Associates. Chairwoman Locke makes a motion to appoint Heyer, Gruel & Associates and second by Mr. Gural. Chairwoman Locke calls for a roll call vote.

AYE: Vice-Chairman Beck, Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mayor Arnold Chairwoman Locke, Mr. Yetter

NAY: None

### RESOLUTIONS.

**Resolution 2019-1, Notice of Annual Scheduled Meetings** Chairwoman Locke asks if there are any questions or comments, hearing none she asks for a motion to approve as written. Mr. Dreby makes the motion, second by Vice-Chairman Beck. Chairwoman Locke calls for a roll call vote.

AYE: Vice-Chairman Beck, Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mayor Arnold Chairwoman Locke, Mr. Yetter

NAY: None

**Resolution 2019-2, “Open Public Meetings Act”** Chairwoman Locke asks if there are any questions or comments, hearing none she asks for a motion to approve as written. Mr. Dreby makes the motion, second by Mr. O’Kane. Chairwoman Locke calls for a roll call vote.

AYE: Vice-Chairman Beck, Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mayor Arnold, Chairwoman Locke, Mr. Yetter

NAY: None

**Resolution 2019-3, Authorizing Award of Contracts for Professional Services** Chairwoman Locke asks if there are any questions or comments, hearing none she asks for a motion to approve as written. Mr. Dreby makes the motion, second by Vice-Chairman Beck.

AYE: Vice-Chairman Beck, Mr. Dreby, Mr. Gural, Mr. O’Kane, Mr. Scott, Mayor Arnold Chairwoman Locke, Mr. Yetter

NAY: None

### BOROUGH COUNCIL UPDATES

Mayor Arnold states that Borough Council had its reorganization meeting and is looking toward the new year. She would like to keep in the fore front is redevelopment and that has to do with the property on the south side of Route 73. She feels it is very important that we take the opportunity for the redevelopment of this property this year and the best way to do this is to take acquisition of it. She advises that this is in our opportunity zone and the clock is ticking. In order to stack the benefits of the redevelopment zone and the opportunity zone the Borough needs to concentrate on moving that project forward. Chairwoman Locke asks if this will benefit the Borough that we can negotiate developers and contractors. Mayor Arnold states that it absolutely, if the Borough has control of the property we would have full reign to promote the property, advertise the property, entertain bids on the property and to appoint a redeveloper. Discussion ensues.

OLD BUSINESS – None

NEW BUSINESS – None

CORRESPONDENCE None.

OPEN TO THE PUBLIC Chairwoman Locke requests a motion to open the meeting to the public. Mr. Dreby makes the motion and second by Vice-Chairman Beck.

Mindie Weiner, 25 East Charles Street. She advises that she is at the meeting as a Councilwoman and advises that she would like the Board to know that she would be happy to be the Council liaison if it is so desired. Chairwoman Locke thanks her.

Seeing no one else wishing to speak, Chairwoman Locke requests a motion to close the public portion of the meeting. Mr. Dreby makes the motion and Mr. Yetter second. At the call of the vote, all in favor and none apposed.

Chairwoman Locke asks that a card be signed for the Board Secretary for recent illness. She also states that she is happy that the Land Use Board is dealing again with Mr. Brewer and Mr. Winckowski . Mr. Brewer states his gratitude for putting faith in his firm.

**ADJOURNMENT** Chairwoman Locke asks for a motion to close the meeting. Mr. Dreby makes the motion and Mr. Beck second.

Meeting adjourned at 7:25 p.m.

Respectfully submitted,

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DORETHA R. JACKSON, RMC

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MARIE L. NAGLE, CMR  
Land Use Board Secretary