

February 2012 - Minutes

Borough of Palmyra

Land Use Board

Regular Meeting Minutes

~ February 21, 2012 ~

I. Call to order

Chairwoman Locke called to order the Regular Meeting of the Borough of Palmyra Land Use Board at 7:31 PM on February 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. Pledge of Allegiance

III. Roll call

Present: Chairwoman Locke, Vice Chairman Beck, Mayor Scheffler, Mr. Gural, Mr. Dreby, Mr. O'Kane, Mrs. Elmes, Councilwoman Riener, Mr. Stokes, Mr. Neely

Absent: none

IV. Swearing in of Professionals

Mr. Brewer was not in attendance due to illness. Due to lack of applications on the agenda,

swearing in of the Professionals is not necessary.

V. Old Business

Chairwoman Locke swore in Councilwoman Riener in Mr. Brewer's absence. Approval of the Re-Organization meeting minutes from January 17, 2012. A motion was made by Mayor Scheffler, seconded by Vice Chairman Beck to accept the minutes as read with a correction to Mr. Dreby's term expiration date to read 12/31/2015. At the call of the roll, the vote was:

Ayes: Chairwoman Locke, Vice Chairman Beck, Mr. O'Kane, Mr. Dreby, Mr. Gural, Mayor Scheffler, Mrs. Elmes

Nays: None

Abstain: Mr. Neely, Mr. Stokes, Councilwoman Riener

VI. Old Business

Resolution No. 2012-08: Proposed Ordinance Amendment to the Route 73 Redevelopment Plan; Fillit, Inc.

Chairwoman Locke asked the Board if there were any questions on the proposed Ordinance. Hearing no questions, she entertained a motion from the Board to accept the Ordinance as written. The motion was made by Mr. Gural, seconded by Vice Chairman Beck. At the call of the roll, the vote was:

Ayes: Mr. Dreby, Mr. Gural, Chairwoman Locke, Vice Chairman Beck, Mrs. Elmes

Nays: None

Abstain: Mr. Neely, Mr. Stokes, Councilwoman Riener, Mayor Scheffler

Sign Ordinance Update:

Councilwoman Riener brought to the Boards attention that from the suggestion of Mr. Ted Rosenberg, Route 73 was not included in the proposed Ordinance. Highway commercial and industrial zones are much different than the down town area. She asked if the Board would be willing to create a committee to meet with Mrs. Kilmer to discuss these two

zones. Chairwoman Locke asked the Board for volunteers. Mr. Stokes and Mr. Gural volunteered to be on the committee to work with Mrs. Kilmer. Chairwoman Locke would like to be in attendance at their meetings.

Mr. Stokes asked if the BID's recommendations were considered in the proposed Ordinance. Since the proposed Ordinance has been in draft form for several years, Councilwoman Riener recommended to Council to move forward with the original proposed Ordinance and at a later time make amendments.

VII. New Business

Outdoor Display Ordinance

Mrs. Kilmer addressed the Board about businesses that are not in compliance with the current Ordinance and that outdoor displays are an expansion of use. Chairwoman Locke asked the Board if they would like Mr. Hirsh to review the proposed Ordinance and have Mr. Brewer prepare a sample Ordinance. The new members of the Board can then offer their input as well. Hearing no objections, Mrs. Kilmer will supply the Board Professionals with a copy of the proposed Ordinance.

VIII. Committee Reports

ADHOC Housing Committee Report

No Report

Borough Council Report

Mayor Scheffler addressed the Board. The Borough's budget meeting will be held Saturday, March 3rd at 8:30am. RFP's will be sent out and awarded on April 1st for the Borough's reassessments. The awarded company will have seven months to complete the process in time for the 2013 tax season. The Mayor also mentioned that there will be a ribbon cutting ceremony for Sherry's Furniture Stop, Muse, and the Uncut Salon at 1pm on Saturday, February 25th.

Chairwoman Locke entertained a motion to open the meeting to the public. Mayor Scheffler moved the motion, seconded by Councilwoman Riener. The vote was unanimous and the motion carried.

Mr. Anthony Fratto, President of the Palmyra BID addressed the Board. He had attended a Sign Ordinance meeting with Councilwoman Riener and Mrs. Kilmer. He would like the BID

to become part of the input process and welcomes assistance from the JGSC, Group who is currently managing the BID.

Chairwoman Locke stated to Mr. Fratto that she would like to meet with them and then bring their ideas back to the Board.

Mr. Stokes stated that he would like to see our town grow and flourish like other small towns have. He has property down town and spends more time here during the day. He sees how the light rail brings in the traffic and isn't hurting us like he originally thought it would.

Mr. Fratto spoke about how he feels we can be a successful town and he feels strongly invested in this community even though he and other business owners do not live here. The BID is excited about going forward with the business recruitment program which will bring winners to our town and not dreamers. The BID will work with new business owners and a business plan to help them become successful. The BID will continue to come to the meetings and become more involved with the Land Use Board.

Mr. Wilhelm, owner of Star Cars addressed the Board. He stated that Mr. Hirsh visited his business in regards to the number of cars that would fit on his lot. Mr. Wilhelm is accepting the number of cars allowed as a result of Resolution No. 2010-02. He continued to state that he was in contact with D.O.T. in reference to another parcel of land. Chairwoman Locke asked Mr. Wilhelm to please submit an application so the Board will be able to address him. Councilwoman Riener mentioned to Mr. Wilhelm that if he continues to speak, he could end up hurting his application if he does decide to submit one. Mr. Wilhelm thanked the Board for their time. Chairwoman Locke entertained a motion to close the meeting to the public. Mr. Dreby moved the motion, seconded by Mr. Stokes. The vote was unanimous and the motion carried.

Chairwoman Locke entertained a motion to adjourn the meeting. Motion moved by Councilwoman Riener, seconded by Vice Chairman Beck. The vote was unanimous and carried.

Meeting adjourned at 8:15 PM.

Respectfully Submitted,

Bridget Elmes

Planning Board Secretary