

**BOROUGH OF PALMYRA
LAND USE BOARD
MINUTES-REORGANIZATION
JANUARY 18, 2017**

CALL TO ORDER

Marie Nagle, secretary called to order the reorganization meeting of the Borough of Palmyra Land Use Board at 7:09 pm

Open Public Meeting Act

- A. Posting written notice on the Official Bulletin Board at Borough Hall, Palmyra NJ on January 13, 2017.
- B. Mailing written notice to the Burlington County Times and Courier Post on January 13, 2017.
- C. Notice to all Board Members.

SWEARING IN OF BOARD MEMBERS. The Board Secretary swore in Councilman Yetter and Mr. Gural to a one year term on the Land Use Board.

Open Nominations for Chairperson of the Board. Board Secretary opened the nominations for Chairperson. Mayor Arnold nominated Roberta Locke for Chairperson, Mr. Beck second the nomination. At the call of the roll, the vote was:

AYES: Mr. Beck, Mayor Arnold, Mr. Gural, Councilman Yetter.
NAYES: None.
ABSTAIN: Mrs. Locke.

Chairwoman Locke thanks all for their continued support and is sworn in by the Board Secretary.

Meeting turned over to the Chairwoman Locke. Chairwoman Locke opened the nominations for Vice-Chairperson and nominates Timothy Beck for Vice-Chairman, Councilman Yetter second the nomination. At the call of the roll, the vote was:

AYES: John Gural, Chairwoman Locke, Councilman Yetter, Mayor Arnold
NAYES: None.
ABSTAIN: Timothy Beck

The Board Secretary swears in Timothy Beck as Vice-Chairman.

Roll Call:

Present: Mr. Gural, Councilman Yetter, Mayor Arnold, Vice-Chairman Beck, Chairwoman Locke.
Absent: Mr. Blaisdell, Mr. King, Mr. Stokes.

Chairwoman Locke opened the nominations for Land Use Board Solicitor. Chairwoman Locke states there were two submissions received, nominates Capehart Scatchard, for Kelly Grant and asks for a second. Vice Chairman Beck second the motion. At the call of the roll, the vote was:

AYES: Mr. Gural, Mr. Yetter, Mayor Arnold, Vice chairman Beck, Chairwoman Locke
NAYES: None.

Mayor Arnold commented that Kelly Grant worked with the Borough this year and was instrumental in putting us in a fantastic position regarding our COAH obligation and thinks she is an excellent addition to the Land Use Board and will serve us well. Chairwoman Locke agrees.

Chairwoman Locke opens nominations for Land Use Board Engineer. The Board has received 3 proposals and she makes a motion to nominate CME Associates, Gregory R. Valesi. Mr. Gural states that Mr. Valesi is the principle that signs the proposals but it will be assigned to engineer James Winckowski. Vice Chairman Beck second the motion. At the call of the roll, the vote was:

AYES: Mr. Gural, Mr. Yetter, Mayor Arnold, Vice chairman Beck, Chairwoman Locke
NAYES: None.

Mr. Winckowski thanks the Board for the appointment. Mayor Arnold commented it is much appreciated and stated that working with him last year was a pleasure and thanked him for his hard work.

Chairwoman Locke opens the nominations for Land Use Board Planner. The Board has received 4 proposals and she makes a motion to nominate Heyer, Gruel & Associates, Susan Gruel, Vice Chairman Beck seconds the motion. At the call of the roll, the vote was:

AYES: Mr. Gural, Mr. Yetter, Mayor Arnold, Vice Chairman Beck, Chairwoman Locke
NAYES: None.

Chairwoman Locke requests a motion to accept Resolution 2017-1, Notice of Annual Scheduled Meeting as provided. Vice Chairman Beck makes the motion to accept and Mr. Yetter second the motion. At the call of the roll, the vote was put on hold.

Mr. King arrives at 7:21 p.m. Chairwoman Locke requests, that prior to the vote Mr. King be sworn in as a Class IV, for a four year term.

The Board Secretary swears in Norman King as a Class IV.

Chairwoman Locke advises Mr. King that a motion has been made regarding the resolution for the Notice of Annual scheduled meeting by Vice Chairman Beck and a second by Mr. Yetter to accept what has been submitted. Chairwoman Locke requests a roll call vote. At the call of the roll, the vote was:

AYES: Mr. King, Mr. Gural, Mr. Yetter, Mayor Arnold, Vice Chairman Beck, Chairwoman Locke
NAYES: None.

Chairwoman Locke requests a motion to accept Resolution 2017-2 "Open Public Meetings Act" as provided. Mr. Yetter makes the motion to accept and Vice Chairman Beck second the motion. At the call of the roll, the vote was:

AYES: Mr. King, Mr. Gural, Mr. Yetter, Mayor Arnold, Vice Chairman Beck, Chairwoman Locke

NAYES: None.

Chairwoman Locke requests a motion to accept Resolution 2017-3, authorizing award of contracts for professional services, appointing Kelly Grant of Capehart Scatchard as the Land Use Board Solicitor, appointing James Winckowski of CME as the Land Use Board Engineering and appointing Susan Gruel of Heyer, Gruel & Associates as the Land Use Board Planner. Vice Chairman Beck makes the motion to accept and second by Mr. Yetter. At the call of the roll, the vote was:

AYES: Mr. King, Mr. Gural, Mr. Yetter, Mayor Arnold, Vice Chairman Beck, Chairwoman Locke
NAYES: None.

MINUTES: Approval of the minutes of December 21, 2016. Chairwoman Locke requests a motion for approval, if no questions, as submitted. Vice Chairman Beck makes a motion to accept and Mr. King second. At the call of the roll, the vote was:

AYES: Mr. King, Mr. Yetter, Mayor Arnold, Vice Chairman Beck, Chairwoman Locke
NAYES: None.
ABSTAIN: Mr. Gural

NEW BUSINESS: Memorialization of application 2016-LUB02, Resolution 2017-04, 15 Morgan Avenue, Block 101, Lots 4 and 5. Chairwoman Locke asked if there are any questions, if not, asks for a motion to accept as written. Mr. Winckowski advises that there is one item the he would like to point out. At the last meeting the applicants were asked to providing a new plot plan because they said there was going to be a small width adjustment to the driveway. It was not made part of the Resolution but it has since been submitted. Mayor Arnold commented that she wanted to make it absolutely certain that this is not going to be used for commercial in any way or going to be housing commercial vehicles. Chairwoman Locke confirms this and that it is stated in the resolution and once the Board establishes that it is not to be used for commercial use, even if the property is sold. If it is, the property owner can be fined and the Board has also requested a Deed of Restriction on the property. Chairwoman Locke requests a roll call vote. At the call of the roll, the vote was:

AYES: Mr. King, Mr. Yetter, Vice Chairman Beck, Chairwoman Locke
NAYES: Mayor Arnold
ABSTAIN: Mr. Gural

Chairwoman Locke requests that when they do provide the Deed of Restriction that it be provided to the Board before it is approved. Mr. King asked about the Deed of Restriction and that no work can be done until everything is in place. It is explained by Chairwoman Locke and Mr. Winckowski that everything must be in place before any permits or work can be done.

Borough Council update: Chairwoman Locke asks if there is anything received to discuss or if there are any updates from Council. Mayor Arnold states that they are very actively in search of opportunities to develop the south side of Route 73. She also made a comment she would like to talk about the vision of Palmyra and what we are looking for as far as development. She has concerns with structures like the garage that was just approved. The Mayor also reported that the resales that have improved. Palmyra is on an upswing and she would like to see that continue.

Mr. Yetter asked if the work at WaWa was ever done. Mr. Beck states no. Mr. Winckowski reports that they are waiting for approvals from the County.

Chairwoman Locke states she would like to thank everyone for giving her an opportunity to serve as the Chairperson again.

PUBLIC SESSION. Chairwoman Locke requests a motion to open to the public. Vice Chairman Beck makes the motion to open with Mr. King second. All members present in favor of the motion.

Chairwoman Locke seeing no one from the public wishing to speak, requests a motion to close the public portion of the meeting. Mr. Gural makes the motion to close and Mr. King second. All members present in favor of the motion.

ADJOURNMENT. Chairwoman Locke asks for a motion to adjourn. Mr. Beck makes the motion and Mr. Gural second. All members present voted in favor of the motion.

Adjourned at 7:37 p.m.

Respectfully submitted,

Marie L. Nagle
LAND USE BOARD SECRETARY