

**BOROUGH OF PALMYRA
LAND USE BOARD
July 15, 2015
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 February 22, 2015.
- B. Mailing written notice to the Burlington County Times and Courier Post on February 22, 2015.
- C. Notice to all Board members.

ROLL CALL.

PRESENT: Chairwoman Locke, Vice-Chairman Beck, Mrs. Tait, Mr. O'Kane, Mr. Gural, Mr. Blaisdell,

ABSENT: Mayor Scheffler, Mrs. Bell, Mr. Dreby, Mrs. Myers

MINUTES. Approval of the minutes from April 15, 2015. Vice-Chairman Beck made a motion to approve the minutes, Mrs. Tait second the motion. All members present voted in favor of the motion.

BOROUGH COUNCIL UPDATES. Councilwoman Tait reported that the rental and certificate of occupancy ordinances were passed by council. Mr. Gural reported that the sewer ordinance amendment for mixed use properties was also passed and that the sign ordinance is being worked on for amendments.

RESOLUTIONS.

A. **Resolution 2015-9,** Resolution Memorializing The Denial Of The Land Use Board On The Application Of 535 Cinnaminson Avenue For A Use Variance. Vice-Chairman Beck made a motion to approve the resolution, Mr. Gural second the motion. At the call of the roll, the vote was:

AYES: Chairwoman Locke, Vice-Chairman Beck, Mr. O'Kane, Mr. Gural, Mr. Blaisdell.

NAYES: None.

ABSTAIN: Mrs. Tait.

NEW BUSINESS. (Councilwoman Tait stepped down from the dais).

A. **Application 2015-4-Borough of Palmyra-Bulk Variance- Front And Arch Street, Block 127, Lots 10 & 11.** Ted Rosenberg, Esquire and William Kirchner of Environmental Resolutions presented the application to the Board. Mr. Kirchner explained that the Borough has acquired the property known as the Tri-Boro Veterans property on the corner of Front and Arch Street. It is a one story building with the main entrance fronting Front Street. The homes in the area front Front Street. The building was previously used as a social hall for the Tri-Boro Veterans and is located in the R-1 zone. The Borough gained title through a tax sale for sewer liens. Mr. Rosenberg discussed that the neighbors in the area expressed to council that they did not want a pocket park in the area. Mr. Kirchner explained that Borough Council is now looking at selling the lot for residential use and is looking for the bulk variance approval before selling, so that the lot can be advertised with all approvals. Mr. Kirchner explained that the lot meets all of the bulk requirements except the depth that is required to be 125 feet, but is only 100 feet. Mr. Hirsch, boards engineer reports shows that the homes in the area have 100 foot depth, so the property would fit into the area. Mr. Rosenberg discussed that the granting of the variance would benefit the Borough with the ability to sell the lot and put it back on the tax rolls. Mr. Kirchner explained that right now it is an eyesore and even though it is boarded up, it is still unsafe. Mr. O'Kane inquired when it was built. Mr. Gural replied that it was sometime in the 1950's. Mr. O'Kane inquired if the structure was going to be demolished before the lot was sold. Mr. Gural explained that the Borough would like to have buyer demolished the building, as it would be less costly for buyer to do since they would not have to go out for public bid. Mr. O'Kane inquired if a price has been set yet? Mr. Gural explained that the Borough had the lot appraised and council will have to decide a selling price. Mr. Blaisdell inquired about the liability to the Borough owning the lot. Mr. Gural explained that the building has been boarded up and is insurance through the JIF. Chairwoman Locke inquired if the lot was taken for taxes and sewer. Mr. Gural explained that the Tri-Boro Vets were non-profit, so they did not pay taxes, but that they had to pay the sewer bill. The Borough ended up owning the lien.

Mr. O'Kane made a motion to open the application to the public, Vice-Chairman Beck second the motion. All members present voted in favor of the motion. No one from the public wishing to be heard, Mr. O'Kane made a motion to close the public portion of the application, Vice- Chairman Beck second the motion. All members present voted in favor of the motion.

Mr. O'Kane made a motion to approve the application for the bulk variance as presented, Vice-Chairman Beck second the motion. At the call of the roll, the vote was:

AYES: Chairwoman Locke, Vice-Chairman Beck, Mr. O'Kane, Mr. Blaisdell.

NAYES: None.

ABSTAIN: Mr. Gural.

Mrs. Tait returned to the dais.

DISCUSSION ITEMS.

A. **Fence Ordinance-**Mrs. Kilmer discussed that she would like to have a definition of majority of the fence. Mrs. Kilmer discussed that is it 40%, 50%, 51%. Chairwoman Locke discussed that if the fence is 10 sections, 5 or more would be the majority. Mr. O'Kane discussed that the

majority would mean anything more than half of the fence. Mr. Drollas explained that a definition can be added but that it isn't really needed, you would measure the length of the fence and use 51% for the majority.

B. Porch Set Back Ordinance-No one on the board recommended any changes to the proposed ordinance. The written ordinance will be given back to the Board for comments after it is reintroduced.

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

Vice-Chairman Beck made a motion to open the meeting to the public, Mrs. Tait second the motion. All members present voted in favor of the motion. No one wishing to be heard, Mr. O'Kane made a motion to close the public portion, Vice-Chairman Beck second the motion. All members present voted in favor of the motion.

ADJOURNMENT. Mr. O'Kane made a motion to close the meeting, Vice-Chairman Beck second the motion. All members present voted in favor of the motion.