

**BOROUGH OF PALMYRA  
LAND USE BOARD  
NOVEMBER 20, 2019  
MINUTES-7PM**

**CALL TO ORDER.** The Land Use Board meeting of the Borough of Palmyra is hereby called to order at 7:01 p.m.

**PLEDGE OF ALLEGIANCE.**

**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 January 23, 2019.
- B. Mailing written notice to the Burlington County Times and Courier Post on January 23, 2019.
- C. Notice to all Board members.

**ROLL CALL:** Chairwoman Locke asks for a Roll Call.

Present: Mr. Yetter, Councilwoman Weiner, Vice Chairman Beck, Chairwoman Locke, Ms. O'Connor.

Absent: Mr. Gural, Mr. Norcross, Mr. O'Kane, Mayor Arnold

**APPROVAL OF THE MINUTES.** Chairwoman Locke asks if there are any changes or comments to the September 18, 2019 minutes. Hearing none, she requests a motion to accept the minutes as written. Vice Chairman Beck makes a motion to accept the minutes as written, second by Councilwoman Weiner. At the call of the Roll:

Ayes: Mr. Yetter, Councilwoman Weiner, Vice Chairman Beck, Chairwoman Locke, Ms. O'Connor

Nay: None

**BOROUGH COUNCIL UPDATES.** Chairwoman Locke requests Borough updates. Councilwoman Weiner reports that redevelopment on Route 73 is moving along nicely. The company we have right now is very experienced in environmental issues and their efforts, to date, have been impressive. Chairwoman Locke asked what the company was and is advised Stock Development. Councilwoman Weiner also advises that the redevelopment of the PNC building is also moving along and believes it is in the process of eminent domain. She states that there have been road work updates from our engineers. They have presented a proposed sketch of the rain garden/water basin that will be in the middle of Temple Boulevard and Firth Lane. The sketch looks good and efficient. It is not being released to the public yet

because it is still in the planning stages. There will be meetings for the public soon. This project is part of a grant that has already been received. Councilwoman Weiner continues to advise that the Borough continues to have issues with the sewer system. A couple of months ago the Borough had a serious issue at the sewer station due to the use of flushable wipes and also a problem at Borough Hall. The Borough is looking into purchasing grinders because of the continual problems. These grinders can cost on the low end \$15,000 and on the high end \$50,000. Discussion ensues. Councilwoman Weiner advises that Small Business Saturday is Saturday, November 30, 2019. It is the same night as the PIA's Winter Market. Santa comes to town of December 6. The Fire Department will be taking Santa through the town, there will be the Borough tree lighting and a party at the Community Center. She also announces a new business in town called The Soup Bar and has heard great things about it.

**OLD BUSINESS:** Memorialization of Application 2019-LUB02 Maiko De Souza, Block 61, Lots 4 & 4.01 bulk variances to allow construction of a second story addition and garage. Chairwoman Locke asks if everyone has reviewed the Resolution and if there are any comments or corrections. Ms. O'Connor comments that the date is incorrect in the last paragraph. Chairwoman Locke directs the change to read the correct date of November 20, 2019. Chairwoman Locke states that Mr. Brewer had a conflict regarding scheduling and he advised he would be available by telephone if there were any questions. Hearing no further comments or changes, she asks for a motion to accept the Resolution as corrected. Vice Chairman Beck makes a motion to accept as corrected and second by Mr. Yetter. At the call of the Roll:

AYES: Mr. Yetter, Vice Chairman Beck, Chairwoman Locke, Ms. O'Connor

NAYES: None

ABSTAIN: Councilwoman Weiner

Resolution is approved.

**NEW BUSINESS:** Chairwoman Locke inquires if there are any pending application. She is advised by the secretary that there are possibly two applications to be heard at the December meeting. Chairwoman Locke advises the Board that in the New Jersey Planner booklet there are the dates for the mandatory Land Use Board class for those who still have to take the course. She asks that if you need to take the class, pick the date and let the secretary know so that she may prepare the registration. Councilwoman Weiner asks if there will be a discussion regarding the Knights of Columbus building and the redevelopment designation. Chairwoman Locke advises that she was advised by the Borough Administrator that she did not have to. Ms. Weiner asks if it is because it the property sold. Chairwoman Locke states that in her conversation with the Administrator that yes that had something to do with it and the Board did not have to do a study on it. She further states she was told that if the council was going to go forward with the recommendations that council would do so. Chairwoman Locke suggests that we reach out to the Administrator to see if there is more to be done or if he wants something for the Board to do between now and the December meeting we will do it. Ms. O'Connor states that at the last Council meeting the Administrator said that Land Use Board had the choice to hire two firms to do the study but she could not recall the names. Discussion ensues.

**OPEN TO THE PUBLIC:** Chairwoman Locke requests a motion to open the meeting to the public. Vice Chairman Beck makes the motion and Mr. Yetter seconds. All in favor, none opposed.

Hearing no one wishing to speak, Chairwoman Locke requests a motion to close the public portion of the meeting. Vice Chairman Beck makes the motion to close and Mr. Yetter second. All in favor, none opposed.

Chairwoman Locke asks secretary if there are any outstanding matter to be discussed and is advised there is none.

**ADJOURNMENT.** Chairwoman Locke requests a motion to adjourn. Vice Chairman Beck makes the motion to adjourn and Ms. O'Connor second. All in favor, none opposed.

Meeting adjourned at 7:17 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Marie Nagle".

Marie Nagle  
Secretary, Land Use Board