

BOROUGH OF PALMYRA
LAND USE BOARD
MINUTES SEPTEMBER 16, 2020
Via Zoom

CALL TO ORDER

The Land Use Board meeting of the Borough of Palmyra is hereby called to order at 7:14 p.m.

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., and in consideration of Executive Order No. 103, issued by Governor Murphy on March 9, 2020, declaring a State of Emergency and a Public Health Emergency in the State of New Jersey, the Borough of Palmyra does hereby notify the public that to protect the health, safety and welfare of our citizens while ensuring the continued functioning of government, the meeting of the Mayor and Council will be a Virtual Council Meeting. Members of the public are invited to “attend” the Virtual Council Meeting but all members of the public participating in the meeting may be muted and their video image disabled. Notice of this meeting was published in the Burlington County Times on January 19th, 2020 and notification was sent

to the Burlington County Times on September 14, 2020. Notice was posted on the Municipal Door, Official Bulletin Board and the Borough of Palmyra Website and electronic signs on September 14, 2020 and notice was given to all Council Members.

ROLL CALL

Chairman Yetter asks for a call of the roll.

PRESENT: Councilwoman Cloud, Mr. Gural, Mr. Keisler, Mr. O’Kane, Mayor Tait, Chairman Yetter, Mrs. Melvin, Ms. O’Connor

ABSENT: Vice Chairman Beck, Mr. Norcross, Mrs. Hui, Ms. Weiner

APPROVAL OF THE MINUTES:

Chairman Yetter asks if there are any questions or comments regarding the July 15, 2020 minutes. Hearing none, he requests a motion to approve the minutes as written. Mr. Gural makes the motion to approve the minutes and Councilwoman Cloud second. Chairman Yetter asks for a call of the roll.

AYES: Councilwoman Cloud, Mr. Gural, Mayor Tait, Chairman Yetter, Ms. O'Connor

NAY: NONE

ABSTAIN: Mr. Keisler, Mr. O'Kane, Mrs. Melvin

SWEARING IN

Attorney Carney swears in Mr. Rossignol as a Class IV member of the Land Use Board

CORRESPONDENCE:

Chairman Yetter presents an E-mail correspondence dated August 26, 2020 from Mr. Brewer forwarding correspondence from Mr. Aaron Jenin, the owner of the Knights of Columbus 321 E Broad Street, regarding the hearing eminent domain on July 15, 2020. Mr. Jenin states that he did not get the notice on time due to the COVID-19 pandemic. Mr. Brewer advises that in an abundance of caution it would be best if the hearing was rescheduled and reheard at the October meeting. Mr. Gural states that he had conversations with Mr. Jenin and explained, as the attorney Brewer did, that the Board would reschedule the hearing at the October 21 meeting as a courtesy due to COVID-19.

BOROUGH COUNCIL UPDATES

There were no updates

NEW BUSINESS:

Chairman Yetter states he has a couple of questions regarding the Route 73 South Redevelopment Plan Amendment. Mr. Gural explains that Mr. Gerkens has a presentation. Attorney Carney swears in Mr. Gerkens. The plan amendment under review is address two issues. The first issue is the Borough's settlement agreement with the Fair Share Housing Corporation which was done in 2016 to set the Borough's affordable Housing Obligation at 116 units. The second item is to facilitate the development of phase I of the project by providing bulk and area standards for the anticipated construction of warehousing distribution facilities and affordable rental units. The exhibits attached show a map of the outlines of phase I area which essentially is the entire area with the exception of the smaller frontage

parcels on Route 73 itself. They will be a part of phase II and there will also be a plan amendment that deals with them once phase I nears midpoint. The other exhibit is a concept rendering of the placement of the two warehousing/distribution centers and the affordable units. The Board's main focus of reviewing and commenting on this amendment is to determine whether or not it is consistent with the Borough's Master Plan and Master Plan examination reports. He believes the amendment is not inconsistent with the Borough's Master Plan and reexamination reports and the reasons are stated on page 4 of the redevelopment amendment. The rest of the document lists the bulk standards. The standards were developed in consultation with Mr. Stock's planner. The additional terms of the phasing and development are contained in the redevelopment agreement which will be heard by Borough Council. He recommends that the Land Use Board adopt the amendment as it is prepared and that the adopted Resolution will serve as a report to the governing body so they can take action at the next Borough Council meeting. Chairman Yetter asks the Board if there are any questions. Ms. O'Connor states that the exhibits were not attached to her packet. She asks about the affordable housing portion, where it states a clubhouse and other community type attributes. She asks if these are going to be condo associations where the residents help pay for a portion or is there some other mechanism that is going to allow those types of things if this is going to be low income and rental properties. Mr. Gerkens advises that that has not been determined. Mr. Stock states that as of right now the concept standpoint that the affordable housing plan that has been planned and prepared does include a recreational facility and amenities for the residents on the plus or minus eight acres. It is likely that those amenities will be paid for and subsidized by the residents within the affordable housing community. Mr. Carney states that the details will be contained in the redevelopment agreement and that will not happen until the Board makes a recommendation saying that this proposed amendment is consistent with the Master Plan, then the governing body would have a second reading on the Ordinance to actually adopt the redevelopment plan amendment. The governing body would have a second reading of the redevelopment plan amendment. Once adopted there will be a redevelopment plan agreement which will get into the details of the property and project. Mr. Gural states that there is another step. He states that the governing body has reached a tentative agreement regarding the redevelopment agreement. Subsequent to tonight's meeting the governing body is prepared to vote on approval of the redevelopment agreement on Monday night. Adopted via Ordinance. It has already been introduced. He feels more important to the Land Use Board is, subsequent to execution of the redevelopment agreement, the redeveloper has to submit a site plan application for their approval and it is really the site plan review that you get into the

nuts and bolts. The Board then has the opportunity to ask questions and get the answers before approving the site plans. The goal is for the redevelopers to submit all of their site plan applications by the first week of October. Thirty days in advance of the November meeting. At the November Land Use Board meeting the redevelopers will be there with full blown plans for the Boards consideration, review, questions and answers. Councilwoman Cloud comments that we are approving whether or not the listed permitted uses and accessory structures and all the requirements align with our Master Plan. Mr. Gural confirms and states that the purpose of this amendment is if whether or not the redevelopment plan developed by the Borough's Planner, Mr. Gerken and the redevelopers Planner is consistent with the Master Plan. The specifics will be discussed upon review of the site plans. Mrs. Melvin comments that she believes that the amendment is consistent with the Master Plan. Chairman Yetter asks if there any other questions. There were none. Chairman Yetter asks a question regarding the residential maximum height being listed as 50 feet. He asks if there is going to be a tower or is it a townhome setup. Mr. Gerken confirms that at this point and time it is referring to stacked units. There were no more questions. Mr. Gural asks Mr. Carney to read the Resolution for the record. Mr. Carney states that it is a Resolution regarding the consistency of proposed Ordinance entitled an Ordinance to amend and supplement the Route 73 South Redevelopment Plan adopted by Ordinance 2003-7 and Ordinance 2005-16A of the Borough of Palmyra with Master Plan. Whereas; the Borough Council has referred Ordinance 2020-09 "An Ordinance to Amend and Supplement The "Route 73 South Redevelopment Plan" as Adopted by Ordinance 2003-7 and Ordinance 2005-16A of the Borough of Palmyra" for review by this Planning Board pursuant to N.J.S.A. 48:12A-7E and identifications of any provisions that are inconsistent with the Borough's Master Plan and any other matters this Board deems relevant and Whereas; the Land Use Board reviewed the aforesaid draft Ordinance and considered the matter at the public Land Use Board meeting on September 16, 2020. Now, therefore, be it resolved by the Land Use Board on this 16th day of September, 2020 that the proposed Ordinance 2020-09 is consistent with the Borough's Master Plan and it is the recommendation of the Land Use Board that the Ordinance 2020-09 be adopted in its current form without revision. Chairman Yetter asks for a motion to accept the Resolution as read. Mr. O'Kane makes a motion to accept the Resolution and Mayor Tait second. At the call of the roll.

AYES: Councilwoman Cloud, Mr. Gural, Mr. Keisler, Mr. O'Kane, Mr. Rossignol, Mayor Tait, Chairman Yetter, Mrs. Melvin, Ms. O'Connor

NAYS: None

OPEN TO THE PUBLIC

Chairman Yetter asks for the motion to open the meeting to the public. Mr. O’Kane makes the motion to open to the public and Councilwoman Cloud second. All were in favor, none were opposed.

Hearing no one wishing to speak, Chairman Yetter asks for a motion to close the meeting to the public. Mr. O’Kane makes the motion to close the meeting to the public and Councilwoman Cloud second. All in favor, none opposed.

ADJOURNMENT

There being no further business to be conducted Chairman Yetter requests a motion to adjourn. Councilwoman Cloud makes the motion to adjourn the meeting and Mr. Gural second. All in favor, none opposed.

Meeting adjourned at 7:47 p.m.

Respectfully submitted,

Marie Nagle

Marie Nagle

Land Use Board Secretary