

BOROUGH OF PALMYRA
LAND USE BOARD MEETING MINUTES
October 26, 2022 at 7:00 PM

CALL TO ORDER

The Borough of Palmyra Land Use Board meeting was called to order by Chairman Yetter at 7:00 pm. The pledge of Allegiance was recited.

OPEN PUBLIC MEETINGS ACT

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq. Public Notice of this meeting pursuant to the Open Public Meetings Act has been given by the Land Use Board Secretary in the following manner:

- A. Posting written notice on the Official Bulletin Board at the Palmyra Borough Hall on January 25th, 2022
- B. Mailing written notice to the Burlington County Times and Courier Post on January 25th, 2022.
- C. Notice to all board members.

ROLL CALL

Chairman Yetter requested a roll call.

PRESENT: Chairman Yetter, Vice Chairman Beck, Mayor Tait, Councilwoman Cloud, Ms. Belton, Mr. Gural, Mr. Robinson, Mr. Rossignol, Ms. O'Connor

ABSENT: Mrs. Melvin

APPROVAL OF THE MINUTES

Chairman Yetter asked if there were any questions or comments regarding the July 27th, 2022, Land Use Board Meeting Minutes. Hearing none, he requested a motion to approve the minutes as presented. Vice-Chairman Beck made the motion to approve the minutes as written. Mr. Robinson second the motion. Chairman Yetter asked for a call of the roll.

At the call of the roll the vote was as follows:

AYES: Vice-Chairman Beck, Councilwoman Cloud, Ms. Belton, Mr. Gural, Ms. O'Connor, Mr. Robinson, Mr. Rossignol

NAY: None

Abstain: Chairman Yetter

BOROUGH COUNCIL UPDATES

Councilwoman Cloud indicated Borough Council would be holding a public hearing on November 3rd, 2022, regarding Ordinance 2022-10 noting it is an ordinance providing for a special assessment against a portion of property in the Rt 73 South Redevelopment area which will house the affordable housing units. Mayor Tait noted the upcoming Halloween Parade, Sunday October 30th, 2022 and the Flu Clinic to be held October 27, 2022 at the Community Center from 10:00 am to 12:00.

OLD BUSINESS

There was no old business to discuss.

NEW BUSINESS

Chairman Yetter stated, we will be hearing new **Application 2022-LUB07- 620-622 Highland Avenue**, Block 24 Lot 1 & 2, Outlaw Investment Group, LLC/ Geoffrey Wade – Variance Relief and Minor Site Plan Approval

Application 2022-LUB07

Applicant: Outlaw Investment Group

Applicant Attorney: Mr. Edward Hill

Applicant Representative: Geoffrey Wade, Associates of Outlaw Investment Group

Applicant Engineer: Chris Kluk – Engineer of

Mr. Edward Hill of Law Offices of Louis G Guzzo, introduced himself, the applicant representative and the engineer. Mr. Hill asked Mr. Kluk to address the concerns expressed by Mr. Winckowski, Board Engineer in his letter dated October 7th, 2022.

Mr. Brewer then swore in Mr. Kluk and Mr. Wade.

Mr. Kluk, began to address the various issues outlined in Mr. Winckowski' s letter of review dated October 7th, 2022.

Mr. Kluk indicated item B Variance and Waivers of Mr. Winckowski' s review dated October 7th, 2022; asks if a variance was needed due to the pre-existing size of the lot and shape of the lot. Mr. Brewer indicated it was not as it is a pre-existing condition.

Mr. Kluk stated that C Application Completeness of Mr. Winckowski' s review dated October 7th, 2022 The applicant agrees to provide all noted except,

g. item 23 -Size and location of existing or proposed structures on site and their dimensioned setbacks along with the size and location of existing buildings within 200 feet. Mr. Kluk requested a waiver from the requirement.

i. item 49 – Landscape and buffer plans showing existing and proposed landscaping fences, landscaping to be removed, common and botanical names, and maintenance program. Mr. Kluk indicated the applicant requests a wavier for providing new landscaping but are going to add what is existing.

k. item 51 – Solid waste storage and disposal plan. Mr. Wade indicated the company is an equipment based only personal training studio. Mr. Wade indicated the trash is very minimal and he anticipates need of one recycle and trash disposal bin.

l. Item 52 – Site identification signs, traffic control signs and directional signs including their location, lighting, dimensions and details. Mr. Kluk indicated they will supply any traffic signs that are needed. Mr. Wade indicated the business signs used are window decals and door decals they don't have anything big. Mr. Wade explained and show a photo of the Outlaw Training and Fitness Logo decals for the doors and windows.

Exhibit A-1 – Photo of windows at with Outlaw Training and Fitness logo (what will be placed on windows)

Mr. Kluk gave the board Exhibit B - Architecture drawing of proposed first and second floor plan(interior) and outside elevation of all four sides of building, which applies to o item 57 Preliminary architectural floor plan and elevations (all sides)

Mr. Kluk indicated part D Parking and Circulation is in place however they intend to extend it by adding some arrows which indicate traffic movement, recondition the entire pavement of parking lot. Mr. Wade indicated they wished to keep to use as training space for outdoor things.

Mr. Kluk stated that all other items in the letter he would like to address with the engineer to determine how they can be resolved.

Mr. Roberts asked if the applicant would be amenable to milling and paving the parking lot and restriping it also. Applicant agreed.

Mr. Roberts asked if the applicant would repair some curbing, noting that the ADA compliance would get addressed in the milling and paving.

Mr. Roberts noted the stormwater issues would be addressed in the milling and paving.

Mr. Roberts asked the board if they required anything additional regarding the landscaping of the property. Mr. Wade stated they are planning on adding flowers noting that there is not much space to add trees.

Mr. Roberts stated that it appears that the lighting fixtures are going to be replaced with new LED fixtures. Mr. Roberts noted the recommendation to have OS 4000 Cowen temperature color indicating it a yellow color. The applicant agreed.

Mr. Gural asked Mr. Roberts if the plan was to handle the various issues on site and then come back to the board with another presentation. Mr. Roberts indicated not exactly. Mr. Gural stated then the applicant would be seeking approval on the application, subject to our engineer, Mr. Roberts sign off at or after site visit. Mr. Brewer stated that the approval could only be granted if the applicant agreed to do as the engineer indicates otherwise there would not be an approval and the application would be done. Mr. Beck asked is site plans would be provided for the potential changes which may occur. Mr. Brewer stated a condition of final approval would be that they make all the changes recommended by the Board Engineer, Mr. Roberts, put them on the plan and they would not be able to build, etc. until they were on the plan approved by Mr. Roberts. Dr. Cloud asked Mr. Roberts if he would provide a letter documenting any conversations, he and the applicant or applicant representatives are having regarding changes. Mr. Roberts indicated yes. Vice-Chairman Beck asked what the hours of operation would be. Mr. Wade stated 6:00 am to 7:00 pm.

Chairman Yetter requested a motion to open the application to the public for comment. Vice-Chairman Beck made a motion to open the meeting for public comment. Ms. O'Connor second the motion.

All members present voted in favor of the motion.

Chairman Yetter asked anyone making a comment to state their name and address for the record.

Helen Pappas- Morgan Avenue

Ms. Pappas indicated she was a new resident and former client when they were located in Riverton and is happy to see them open the in the new location close to her new home.

Ms. Nikithser- Morgan Avenue

Ms. Nikithser stated she was happy for him to get started and open so that it can again be a productive part of the community, noting that this is a very tight knit community. Ms. Nikithser also thanked the board for their diligence it getting something done with the property.

Mr. Torres- Morgan Avenue

Mr. Torres stated he had known Mr. Wade for some time, noting that he was a client but could also see the building from his porch. Mr. Torres stated he was glade to see something being done with the building.

Marcy Gannon- Coles Lane Cinnaminson, NJ

Ms. Gannon indicated she was a client and has followed this business where they have moved. Ms. Gannon stated they would be an asset to the community.

No additional comments, Chairman Yetter requested a motion to close the public comments to the application. Vice-Chairman Beck made a motion to close the public comment portion. Mr. Gural second the motion.

All members present voted in favor of the motion.

Chairman Yetter asked for a motion. Mr. Brewer indicated the Board would entertain a motion to approved the application for site plan with the waivers as set forth in the testimony, noting that no variances are required, subject to the condition that the applicant will meet with the Board Engineer, who will make recommendations on the parking lot, striping and paving and other things discussed at the meeting, noting that the changes will be made and placed on the plans as a requirement of the approval

Mr. Gural made the motion to approve the application with the stipulations and conditions described by Mr. Brewer. Vice Chairman Beck second the motion.

Chairman Yetter asked for a call of the roll.

At the call of the roll the vote was as follows:

AYES: Chairman Yetter, Vice-Chairman Beck, Ms. Belton, Mr. Gural, Ms. O'Connor, Mr. Robinson, Mr. Rossignol

NAY: None

Abstain: Mayor Tait, Councilwoman Cloud

PUBLIC COMMENT

Chairman Yetter requested a motion to open the meeting to the public for comment. Vice-Chairman Beck made a motion to open the meeting for public comment. Mayor Tait second the motion.

All members present voted in favor of the motion.

Chairman Yetter asked anyone making a comment to state their name and address for the record.

See no comments, Chairman Yetter requested a motion to close the public comment portion of the meeting. Vice-Chairman Beck made a motion to close the public comment portion. Mayor Tait second the motion.

All members present voted in favor of the motion.

Having no further business, Chairman Yetter requested a motion to adjourn the meeting. Mayor Tait made a motion to adjourn the meeting. Vice-Chairman Beck second the motion.

All members present voted in favor of the motion.

Meeting was adjourned at 7:33 pm

Doretha R. Jackson, RMC

Land Use Board Secretary

Borough of Palmyra

Approved: November 23, 2022