

BOROUGH OF PALMYRA
LAND USE BOARD MEETING MINUTES

October 25, 2023, at 7:00 PM

CALL TO ORDER

The Borough of Palmyra Land Use Board meeting was called to order by Land Use Board Chairman Lewis Yetter at 7:05 pm.

The pledge of Allegiance was recited.

OPEN PUBLIC MEETINGS ACT

Chairman Yetter read the following into the record:

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 30th, 2023
- B. Mailing written notice to the Burlington County Times and Courier Post on January 31st, 2023
- C. Notice to all board members.

ROLL CALL

Chairman Yetter asked for a roll call of the board:

PRESENT: Chairman Yetter, Vice-Chairman Beck, Mayor Tait, Ms. Belton, Ms. Pappas, Mr. Rossignol

ABSENT: Councilwoman Cloud, Mrs. Cooper, Mr. Gural

APPROVAL OF THE MINUTES

Chairman Yetter asked if there were any questions or comments regarding the September 27, 2023, Land Use Board meeting minutes. Seeing none, Chairman Yetter requested a motion to approve the minutes. Vice-Chairman Beck made the motion to approve the September 27, 2023, Land Use Board meeting minutes. Mayor Tait 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, Mayor Tait, Ms. Belton, Mr. Rossignol

NAY: None

Abstain: Ms. Pappas

CORRESPONDENCE

Chairman Yetter stated there was no correspondence.

BOROUGH COUNCIL UPDATES

Mayor Tait noted the Groundbreaking Ceremony for the second warehouse would be held on Friday October 27th, 2023, at 10: 00 am. Mayor Tait also stated the Halloween Parade will be held on October 30th, 2023, along Broad Street.

OLD BUSINESS

Chairman Yetter stated there was no old business.

NEW BUSINESS

Chairman Yetter stated the new application before the board is **Application 2023 LUB-03 -701 West 5th Street, Blk 69 Lots 1,2,3,4,5,6,7,8 – TOMKAY, LLC**. Chairman Yetter called on the applicant and their representatives.

Mr. Thomas H. Ehrhardt, Attorney for the applicant introduced,

Applicant: Tomkay, LLC – Thomas Brooks Owner

Engineer: Frederick Turek, PE, CME

Mr. Brewer swore in Mr. Brooks, Mr. Ehrhardt, and Mr. Turek would be here for Mr. Galante.

Mr. Ehrhardt stated the applicant was seeking a site plan waiver. Mr. Brooks indicated he is the sole owner of the property and has owned it for about 15 years. Mr. Brooks indicated he is the sole owner of A Books Roofing, Inc. and they are the tenants of the property noted in the application. Mr. Brooks stated the parking lot of the property consists of asphalt millings that are compact and have been there since he moved in. Mr. Brooks indicated he has not had any issues on the property regarding flooding. Mr. Brooks indicated he wanted to pave the property as forklifts sometimes get stuck in the lot, it would be easier for snow removal and would clean up the appearance of the property. Mr. Brooks indicated that there are about 10 down lights currently on the building which have been there since he got there. Mr. Brooks indicated it is well lit. Mr. Brooks indicated he is seeking a site plan waiver to put in the new paving. Mr. Brooks indicated there are no other changes or improvements proposed for the property.

Chairman Yetter asked if the current paving was asphalt. Mr. Brooks indicated it was asphalt millings, ground up asphalt. Mr. Brooks indicated that over the years it has become like asphalt. Chairman Yetter asked if it washes off during the rain. Mr. Brooks indicated no.

Mayor Tait asked why the site plan waiver was needed. Mr. Brewer explained the statues and need. Ms. Pappas asked if the existing surface allowed for any stormwater flow or permeability. Mr. Brooks indicated, no that it was compact. Mr. Roberts indicated the stormwater runoff would be the same, noting that the applicant has provided statements indicating that. Mr. Roberts indicated the stormwater runoff would be acceptable. Mr. Roberts stated that he would like to see any drainage structures on site and that they are cleaned out. Mrs. Kilmer asked how much footage is being resurfaced, noting that the application says 16,000 sq ft. and the zoning application says 15,000 sq ft. of gravel. Mr. Brooks indicated he was unsure. Mr. Turke indicated the LUB application indicated 16,000 sq ft. plus or minus. Mr. Turke indicated they are not increasing the amount they are only resurfacing the milled area. Mrs. Kilmer asked if they knew the capacity of the current drain on site. M. Turke indicated no, other than the testimony of Mr. Brooks indicating he had not had any ponding/drainage issues on site. Mr. Brooks indicated that the stormwater does not drain on Orchard Ave. Mrs. Kilmer voiced concern about it draining on Orchard Avenue as the area is prone to flooding. Mr. Roberts noted that area is in the 100-year flood plan. Mr. Roberts stated they will be required to get a general permit (GP-40) to DEP which would allow them to do that work.

Chairman Yetter then requested a motion to open to the public for comment.

Vice-Chairmen Beck made a motion to open to the public for comment. Mayor Tait second the motion.

All members present voted in favor of the motion.

Seeing no one wishing to make a comment Chairman Yetter requested a motion to close the public comment.

Vice-Chairman Beck made a motion to close the public comment portion. Ms. Belton second the motion.

All members present voted in favor of the motion.

Chairman Yetter requested a motion to grant a waiver of site plan approval pursuant to standards set in the ordinance, subject to condition set in the hearing and compliance with Mr. Roberts report. Vice-Chairman Beck made a motion to grant a waiver of site plan approval pursuant to standards set in the ordinance, subject to condition set in the hearing and compliance with Mr. Roberts report as specified by Mr. Brewer. Ms. Belton 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, Mayor Tait, Ms. Belton, Ms. Pappas, Mr. Rossignol

NAY: None

Absent: Councilwoman Cloud, Mr. Gural, Mrs. Cooper

Motion passed Application 2023-LUB-03 was approved with the conditions noted.

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 to the public for comment. Mayor Tait second the motion.

All members present voted in favor of the motion.

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

Seeing no one wishing to make a comment 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. Ms. Belton second the motion.

All members present voted in favor of the motion.

Mayor Tait noted the need for everyone to complete the JIF training sent to your Borough email.

ADJOURNMENT

Having no further business, Chairman Yetter requested a motion to adjourn the meeting. Vice-Chairman Beck made a motion to adjourn the meeting. Ms. Belton 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 29th, 2023