

BOROUGH OF PALMYRA
LAND USE BOARD MEETING MINUTES

September 27th, 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 7:00 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, Mr. Gural, Mrs. Cooper, Mr. Rossignol

ABSENT: Councilwoman Cloud, Ms. Pappas

APPROVAL OF THE MINUTES

Chairman Yetter asked if there were any questions or comments regarding the July 26th, 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 July 26th, 2023, Land Use Board meeting minutes. 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, Mr. Gural, Mrs. Cooper, Mr. Rossignol

NAY: None

CORRESPONDENCE

Chairman Yetter stated there was no correspondence.

BOROUGH COUNCIL UPDATES

Mayor Tait noted that the Halloween Parade will be held on October 30th, 2023. Mayor Tait noted that the Board of Education had moved into the back of the Community Center. Mayor Tait also stated that the redeveloper had broken ground on the second warehouse of the Rt 73 Redevelopment Project.

OLD BUSINESS

Chairman Yetter stated there was no old business.

NEW BUSINESS

Amending the Master Plan to include the Housing Element and Fair Share Plan

Mr. Brewer explained the need to amend the Master Plan to include the Housing Element and Fair Share Plan. He noted that the Fair Share Housing requested the Borough of Palmyra include the Housing Element and Fair Share Plan in the Master Plan, so as part of the settlement agreement the Borough of Palmyra agreed to include it and is requesting the Land Use Board review and adopt the Housing Element and Fair Share Plan amendment to the Master Plan.

Mr. Brewer then swore in Dave Gerkens, Borough of Palmyra Planner.

Mr. Gerkens stated his credentials noting that the Master Plan was last updated in 2020. He explained that the Housing Element and Fair Share Plan was not included at that point. Mr. Gerkens explained there is nothing new, no changes to the existing Master Plan, just the adding of the Housing Element and Fair Share Plan which denotes the demographics, housing stock of the Borough of Palmyra. Mr. Gerkens stated it also includes statistics regarding employment and our capacity for Fair Share Housing. Mr. Gerkens explained the Fair Share Plan noting the 102 affordable rental units planned. Mr. Gerkens noted that those units must be completed by 2025 but the redeveloper is hoping to have the construction mostly complete by 4th quarter of 2024. Mr. Gerkens stated the redeveloper has the financing in place and is looking to break ground in October. There was some additional discussion between the Board and Mr. Gerkens.

Mr. Brewer noted, Resolution 2023-12 Adopting the Housing Element and Amending the Master Plan to include the Housing Element for the Board's consideration.

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.

Mr. Yetter requested a motion to approve resolution 2023-12. Vice-Chairman Beck Made a motion to approve Resolution 2023-12 Adopting the Housing Element and Amending the Master Plan to include the Housing Element for the Board's consideration. Mrs. Cooper 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. Gural, Mrs. Cooper, Mr. Rossignol

NAY: None

Absent: Councilwoman Cloud, Ms. Pappas

Motion passed; Resolution 2023-12 was approved.

PUBLIC COMMENT

Chairman Yetter requested a motion to open the meeting to the public for comment. Mr. Gural 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.

ADJOURNMENT

Having no further business, Chairman Yetter requested a motion to adjourn the meeting. Mrs. Cooper 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 7:20 pm

Doretha R Jackson, RMC

Land Use Board Secretary

Borough of Palmyra

Approved: October 25th, 2023