

**Woodstown Planning Board
Minutes
June 1, 2016**

This meeting was called to order by Solicitor, Gary Thompson who provided a statement that adequate notice of this meeting was provided in accordance with the requirements of the Open Public Meeting Act.

A motion to nominate Curtis Frye as Acting Chair in the absence of Mr. Hathaway and Mr. K. Johnson, was made by Mr. Dietrich, seconded by Mr. Godshall

Members Present: Don Dietrich, Glenn Merkle, Shane Godshall, Valerie Lacy, Don Johnson, Cecil Colsch, Lorraine Pfeffer, Curtis Frye

Also Present: Jane Gallagher, Board Secretary, Gary Thompson, Solicitor, Steven Bach, Engineer

Members Absent: Keith Johnson, Doug Hathaway, Jesse Stemberger, Virginia Hibbard, Lauren Morgan

The minutes from the May 4, 2016 regular meeting were approved on a motion by Ms. Pfeffer. The motion was seconded by Mr. Merkle, followed by unanimous show of hands of the Board.

Old Business:

ABC Learning Center / 50 Elm St. Block 18, Lot 22

RESOLUTION 2016-7
GRANTING AN EXPANSION OF A CONDITIONAL USE, BULK VARIANCE
AND PRELIMINARY AND FINAL MAJOR SITE PLAN APPROVAL TO ABC
LEARNING STATION, LLC RE: BLOCK 18, LOT 22 (50 ELM ST.)

Resolution 2016-7 was approved on a motion by Ms. Pfeffer, seconded by Mr. Merkle, followed by a unanimous roll call vote of the Board of those eligible to vote.

New Business:

BKL&P Holdings, LLC / 84 E. Grant St. Block 18, Lot 32

Ross Levitsky, Esq. was present to represent the applicant, BKL&P Holdings, LLC. The applicant was seeking approval for minor subdivision approval and seven bulk variances.

Mr. Maltman and Mr. Bach were sworn in by Mr. Thompson.

Mr. Bach stated there are two items on the completeness checklist that are not complete, #26 & #62.

Mr. Bach stated he had no objections to the application being deemed complete with waivers of items #26 & #62.

A motion to deem the application complete was made by Ms. Pfeffer, seconded by Mr. D. Johnson, followed by a unanimous roll call vote of the Board.

Mr. Thompson stated that everything is in order for the public hearing.

The public hearing was opened.

84 E Grant St. consists of two professional buildings. Mr. Maltman has received an offer to sell half of the property to the physical therapy tenant that currently conducts business there.

There will be no new improvements. There will be cross easements between the new owners. There will be no perceivable difference to the property. The cross easements are being drawn up with equal responsibility covenants that will run with the land. Mr. Thompson will review the application and all easements.

There were no comments or questions from the public. The public hearing was closed.

A motion to approve the application of BKL&P Holdings was made by Mr. Merkle, seconded by Ms. Pfeffer, followed by a unanimous vote of the Board.

With no additional business, the meeting adjourned at 7:24 PM.

Jane Gallagher, Planning Board Secretary