

Minutes

Woodbury City Combined Planning/Zoning Board

January 18, 2012

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, January 18, 2012 in the Woodbury City Hall Council Chambers. The proceedings of the meeting are taped and available for public inspection at the Office of the Administrative Officer. Copies of resolutions of approval or denial are on file with the Administrative Officer.

Mr. Bosworth started the meeting at 7:37 PM.

Mr. Bosworth announced it was a regularly scheduled meeting of the Woodbury Combined Planning/Zoning Board and was duly noticed as required by The Open Public Meetings Act.

Pledge of allegiance

Mayor Riskie swore in all the new members appointed to the Board. (Mr. Brian Bosworth, Mr. Frances Connor, Mr. Thomas Haase and Mr. Ryan Lange)

Roll Call made by Mr. Bosworth.

Present: Mayor Harry R. Riskie
Councilman Frances Connor
Mr. John Belko
Mr. Robert Langi
Mr. John Pafumi
Mr. Mark Meagher
Mr. David White
Mr. Joseph DiMartile
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Mr. Ryan Lange

Staff: Mr. Mark Shoemaker Esq.-Board Solicitor
Mr. J. Timothy Kernan-Board Planner
Mr. Carl Gaskill-Board Engineer
Mr. John Leech-Board Secretary

Mr. Bosworth thanked everyone for their well wishes during his recent medical issues.

Nominations:

A. Election of Chairman

(Nomination taken by Administrative Officer upon election and swearing in, new Chairman assumes position for all following business)

A motion to nominate Mr. Belko as Chairman was made by Mayor Riskie seconded by Mr. Pafumi and passed unanimously.

Mayor Riskie swore in Mr. Belko as Chairman of the Board.

B. Election of Vice Chairman

A motion to nominate Mr. Langi as Vice Chairman was made by Mayor Riskie seconded by Mr. Bosworth and passed unanimously.

Mayor Riskie swore in Mr. Langi as Vice-Chairman of the Board.

C. Election of Secretary (John Leech)

D. Election of Alternate Secretary (Mr. Bosworth)

E. Nomination and Resolution selecting and appointing Solicitor. (Ward-Shoemaker-Mark Shoemaker Esq.)

F. Nomination and Resolution selecting and appointing Engineer. (Fralinger Engineering-Carl Gaskill)

G. Nomination and Resolution selecting and appointing Planner. (Kernan Consulting Engineers-Timothy Kernan)

H. Resolution of monthly meeting dates. (The 3rd Wednesday of the month)

I. Resolution of official news paper

J. Resolution of sums to be paid for notices

K. Resolution adopting Rules & Regulations

A motion to adopt resolution items C thru K as a block was made by Mayor Riskie seconded by Vice-Chairman Langi and passed unanimously.

Minutes

A motion to approve the minutes for the meeting held on December 19, 2011 was made by Mayor Riskie and seconded by Vice-Chairman Langi. Mr. Connor abstained from voting. The motion passed unanimously.

Certificate of Appropriateness: Mr. Haase gave a review of the Woodbury Historic Preservation Committees actions on the following applications.

20 South Broad Street: Applicant- Woodbury Elbanna Assoc. (Awnings)

A motion to approve the HPC application for 20 South Broad Street was made by Mr. Bosworth, seconded by Mr. Pafumi. Mr. Haase abstained from voting. The motion passed unanimously.

30 East Centre Street: Applicant-Donna Rossini (Awning with lettering)

A motion to approve the HPC application for 30 East Centre Street was made by Mr. Bosworth and seconded by Mr. Pafumi. Mr. Haase abstained from voting. The motion passed unanimously.

203/221 South Broad Street: Applicant-Beckham Realty (New building)

A motion to table the HPC application for 203/221 South Broad Street until the New Business portion of the meeting was made by Mr. Meagher and seconded by Vice Chairman Langi. Mr. Connor voted no to the motion. Mr. Haase abstained from voting. The motion passed.

New Applications: **P/Z-13-11** Marvin & Joan Clark (Use Variance/Site Plan Waiver)
55 Curtis Avenue

Mayor Riskie and Councilman Connor requested themselves from participating with this application. They stepped away from the dais.

Mr. & Mrs. Clark were sworn in for testimony by Mr. Shoemaker.

The Clarks are seeking approval to convert a single family dwelling at 55 Curtis Avenue into an office for their business. The Clarks gave an overview of their business pertaining to the hours of operation, the amount of people that come to the site and the hours of operation. Their business provides in home services to developmentally disabled clients.

Mr. Kernan reviewed his comment letter with the Board.

The Board and applicants discussed the on-site parking, number of employees and type services provided by their company. The Clarks do mostly paperwork at the office and the employees work primarily in the field.

A motion to open the meeting to the public was made by Mr. Pafumi, seconded by Mr. Meagher and passed unanimously.

Ms. Sharon Washington of 60 Curtis Avenue, Woodbury, NJ addressed the Board with her concerns.

A motion to close the meeting to the public was made by Vice-Chairman Langi, seconded by Mr. Meagher and passed unanimously.

A motion to deny the application was made by Mr. Pafumi. After Board discussion Mr. Pafumi withdrew his motion.

The applicants requested a continuance of their application until the February 15, 2012 meeting and agreed to extend all time frames for 30 days.

A motion to accept the applicants request to extend the application to the February 15, 2012 meeting was made by Vice-Chairman Langi, seconded by Mr. DiMartile and passed unanimously.

Mayor Riskie and Councilman Connor rejoined the meeting.

New Business: Review of Redevelopment Plan

Chairman Belko stated the Board received a resolution from City Council with reference to the Redevelopment Plan at 203/221 South Broad Street.

Chairman Belko asked Mr. Shoemaker to give the Board a procedure posture of the resolution. Mr. Shoemaker explained the procedures of amending the redevelopment plan. The Board discussed the different functions and procedures of the redevelopment plan.

Mr. Kernan gave the Board an overview of his report that was submitted to the Board.

The Board discussed the building façade treatments, site plan, setbacks buffering and landscaping at the property at 203/221 South Broad Street.

A motion to open the floor to the public was made by Mr. Meagher, seconded by Mr. Pafumi and passed unanimously.

Mr. George Gallenthin of 26 South Bayard Street, Woodbury addressed the Board.

A motion to close the floor to the public was made by Vice-Chairman Langi, seconded by Mr. Pafumi and passed unanimously.

The Board discussed the 10 items on Mr. Kernan's report individually.

A motion to reject the recommendations in the resolution in total as presented was made by Mr. Pafumi and seconded by Mr. Meagher. After further discussion Mr. Pafumi amended the motion to direct the solicitor to draft a letter explaining certain items that are of particular concern, namely the building façade, front parking, set-backs and keep the building design in line with the current streetscapes. The Board also recommends the adoption of Mr. Kernan's proposal to limit the proposed 2 free standing signs to 1 sign and allow it to be up to 32 square feet. The amended motion was seconded by Mr. Meagher and a roll call vote taken. Mayor Riskie and Councilman Connor abstained from voting.

Chairman Belko-Yes	Mr. Meagher-Yes	Mr. Bosworth-Yes
Vice-Chairman Langi-Yes	Mr. White-Yes	Mr. Haase-Yes
Mr. Pafumi-Yes	Mr. DiMartile-Yes	Mr. Palimeno-Yes

The motion passed 9-0

A motion to approve the HPC recommendation to allow the demolition at 203/221 South Broad Street was made by Mr. Pafumi, seconded by Mr. Bosworth and a roll call vote taken.

Mayor Riskie-Yes	Vice-Chairman Langi-Yes	Mr. White-Yes
Councilman Connor-Yes	Mr. Pafumi-Yes	Mr. DiMartile-Yes
Chairman Belko-Yes	Mr. Meagher-Yes	Mr. Bosworth-Yes

The Motion passed 9-0

A motion to reject the HPC recommendations was made by Mr. Pafumi and seconded by Vice-Chairman Langi. All members voted in favor of the motion except, Councilman Connor abstained and Mayor Riskie opposed the vote.

RESOLUTIONS:

A. Resolution #12-2012 – John Pafumi (Bulk Variance/Site Plan Waiver 34 North Drexel Street)

A motion to approve Resolution #12-2012 was made by Mr. Meagher seconded by Mr. Bosworth and a roll call vote taken.

Mayor Riskie-Yes	Vice-Chairman Langi-Yes	Mr. White-Yes	Mr. Haase-Yes
Chairman Belko-Yes	Mr. Meagher-Yes	Mr. DiMartile-Yes	Mr. Palimeno

The motion was approved 8-0

B. Resolution #13-2012 – Amending the City of Woodbury’s sign ordinance.

A motion to approve Resolution #13-2012 was made by Mr. Pafumi seconded by Mr. DiMartile and passed unanimously.

The motion was approved.

C. Resolution HPC #01-2012 – Andre Downer (Roof top solar 111 Hunter Street)

A motion to approve Resolution HPC #01-2012 was made by Mayor Riskie seconded by Vice-Chairman Langi and a roll call vote taken.

Mayor Riskie-Yes	Mr. Meagher-Yes	Mr. DiMartile-Yes
Chairman Belko-Yes	Mr. White-Yes	Mr. Palimeno-Yes

The motion was approved 6-0

The Board was reminded about financial disclosure forms and the mandatory class for new members.

A motion to adjourn the meeting was made by Mayor Riskie, seconded by Mr. Bosworth and passed unanimously.

The meeting ended at 10:14 pm.

Respectfully submitted
John Leech