

Minutes
Woodbury City Combined Planning/Zoning Board
February 15, 2012

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, February 15, 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.

Chairman John Belko opened the meeting at 7:34 pm.

The Pledge of allegiance.

Chairman John Belko 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.

Roll Call made by Mr. John Leech.

Present: Mayor Ronald Riskie
Councilman Frank Connor
Chairman John Belko
Vice-Chairman Robert Langi
Mr. John Pafumi
Mr. Joseph DiMartile
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Mr. Ryan Lange

Absent:

Staff: Mr. Michael Mulligan, Esq.-Board Solicitor
Mr. Timothy Kernan-Board Planner
Mr. Carl Gaskill-Board Engineer
Mr. John Leech-Board Secretary

Chairman Belko informed the audience that the Oak Street applicant would be available to answer any questions they may have prior to their application being heard a little later in the evening.

Chairman Belko announced that the Bottom Dollar application hearing will be held on Thursday, February 16, 2012.

Minutes

A motion to approve the minutes of the January 18, 2012 meeting was made by Mayor Riskie, seconded by Vice Chairman Langi and passed unanimously.

New Business: Resolution #12-2012 Appointing Michael Mulligan Esq. as conflict Solicitor
Swearing in of new Board member.

A motion to approve Resolution #12-2012 was made by Mayor Riskie, seconded by Mr. Bosworth and passed unanimously.

Mayor Riskie swore in Mr. Charles Mattern as a new alternate member to the Board. Mayor Riskie introduced Mr. Mattern to the Board members.

Certificate of Appropriateness:

85-89 Cooper Street: Applicant- Holy Angels Parish (Demolition)

Chairman Belko announced that the HPC has tabled the application for 85-89 Cooper Street and that the application will be heard at a later date.

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

This application is being continued from the January 18, 2012 meeting.

Mayor Riskie and Councilman Connor requested themselves from hearing this application and stepped down from the dais.

Chairman Belko reminded the applicants that they are still under oath from the previous meeting.

Mrs. Clark explained that they have received verbal approval to park on the Church lot at Cooper and Railroad Avenue.

Mrs. Clark has a petition signed by her neighbors on Curtis Avenue stating they have no problems from the Clarks.

Mr. Mulligan explained that petition for review purposes only and is a hear say document.

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

The following people were sworn in and addressed the Board.

Ms. Chrissy Petina-47 Curtis Avenue
Ms. Vanessa Verlander-53 Curtis Avenue
Ms. Helen Ward-56 Curtis Avenue
Ms. Sharon Washington-60 Curtis Avenue
Ms. Carman Ward-73A Curtis Avenue

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

The Board discussed the neighborhood parking situation and the number of vans that the applicant intends to use. The Board discussed the existing conditions at the site and on street parking.

Mr. Mulligan explained certain procedures to the Board and testimony from the previous meeting.

A motion to approve the Use Variance and Minor Site Plan approval was made by Vice-Chairman Langi and seconded by Mr. Bosworth. After Board discussion Vice-Chairman Langi and Mr. Bosworth withdrew their motion.

A motion to amend the previous motion and approve the Use Variance and Minor Site Plan Waiver with the conditions that no vans will be parked on Curtis Avenue between 6:00 pm and 7:00 am was made by Vice-Chairman Langi, seconded by Mr. Bosworth. Further discussion followed. A roll call vote was taken.

Chairman Belko-Yes	Mr. Meagher-No
Vice-Chairman Langi-Yes	Mr. White-Yes
Mr. Pafumi-No	Mr. Bosworth-Yes
Mr. DiMartile-Yes	

The motion was approved 5-2

New Applications: P/Z-19-11 117 Hibernia Ave, LLC (Use Variance/Minor Site Plan waiver)
1025 Lippincott Street

Mr. Charles Wiggington, Esq is representing Mr. Marc Cifone of 117 Hibernia Ave, LLC.

Mayor Riskie and Councilman Connor requested themselves from hearing this application and stepped down from the dais.

Mr. Cifone was sworn in for testimony

Mr. Cifone is seeking a Use Variance and Minor Site plan Approval to operate a Land Surveying Company at 1025 Lippincott Street.

Mr. Wiggington and Mr. Cifone gave the Board an overview of the type of business he operates and how he would like to use the existing building and property for his surveying business. The applicant and the Board discussed the conditions at the site and surrounding properties.

Mr. Kernan and Mr. Gaskill discussed their review letters and concerns with the property.

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

The following people were sworn in and addressed the Board.

Ms. Margret Dorsey 310 Deptford Avenue

Ms. Mary Zameska 309 Park Avenue

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

The Board discussed the property further.

A motion to approve the use variance conditional upon site plan approval, approval from the Board professionals and any bulk variances needed was made by Mr. Pafumi and seconded by Mr. White. After Board discussion a roll call vote was taken.

Chairman Belko-Yes

Mr. Meager-Yes

Vice-Chairman Langi-Yes

Mr. White-Yes

Mr. Pafumi-Yes

Mr. Bosworth-Yes

Mr. Dimartile-Yes

The motion was approved 7-0

The site plan will be heard at the April 18, 2012 meeting.

A 5 minute recess was taken.

P/Z-1-12 54 Oak Street, LLC (Preliminary and Final Major Site plan approval with Bulk Variances)
54 Oak Street

Mayor Riskie requested himself from hearing this application and stepped down from the dais. Councilman Connor returned to the dais for this application.

Ms. Cathy Renner, Esq is representing the applicant and introduced the applicant's principals and professionals to the Board. Ms. Renner gave the Board an overview of the proposed 2 story office building that is proposed and the existing site. Ms. Renner explained that Underwood Hospital will be using a portion of new office building and that they plan to use the hospital's parking garage.

The applicant's professionals detailed to the Board the proposed site layout, storm water management, water and sewer connection, parking, buffering, landscaping, traffic flow and property line adjustment.

The Board discussed the existing conditions at the site, walking routes from the hospital, landscaping, building materials and parking.

Mr. Kernan advised that all issues with his review letter have been addressed by the applicant.

Mr. Gaskill advised that his concerns have been satisfied. Mr. Gaskill inquired about the surveying set points and a drainage easement on the property.

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

No one from the public spoke.

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

A motion to approve the variances that the applicants seek with the condition if they are going to reuse the Medical Arts Building that they must return to the Board for any waivers or variances needed. The Board professionals are satisfied and preliminary and final site plan approvals, lot line adjustments and subject to the conditions set forth by the professionals was made by Mr. Pafumi, seconded by Mr. Meagher.

Chairman Belko announced that Mayor Riskie was not voting on this application and that Mr. Haase will be voting.

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

The motion passed 9-0

Mayor Riskie rejoined the meeting.

Resolutions:

HPC#2-2012 A resolution issuing a Certificate of Appropriateness for 16 South Broad Street.

A motion to approve Resolution **HPC#2-2012** was made by Mr. Bosworth, seconded by Vice-Chairman Langi and a roll call vote taken.

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

The motion passed 9-0

HPC#3-2012 A resolution issuing a Certificate of Appropriateness for 30 East Centre Street.

A motion to approve **HPC#3-2011** was made by Mayor Riskie, seconded by Mr. DiMartile and a roll call vote taken:

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

The motion passed 9-0

HPC #4-2012 A resolution issuing a Certificate of Appropriateness for 221 & 203 South Broad Street, 30 High Street and 30 West Barber Avenue.

A motion to approve **HPC #4-2012** was made by Mr. Bosworth and seconded by Vice Chairman Langi and a roll call vote was taken:

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

The motion passed 7-0

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

No one from the public spoke.

A motion to close the meeting to the public was made by Mr. Meagher, seconded by Mayor Riskie and passed unanimously.

The Mayor complimented the Chairman for his handling of the meeting. The Mayor indicated that his wife works for the hospital and that is why he requested himself from hearing the hospital application.

A motion to adjourn the meeting was made by Mr. Meagher, seconded by Councilman Connor and passed unanimously.

The meeting ended at 10:22 pm.

Respectfully submitted
John Leech