

Minutes

Woodbury City Combined Planning/Zoning Board

April 16, 2014

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, April 16, 2014 in the Woodbury City Hall Council Chambers. The proceedings of the meeting are recorded 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 Sam Ferraino started the meeting at 7:01 pm.

Chairman Sam Ferraino 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

Roll Call made by Mr. Leech

Present: Mayor William Volk
Councilman David Trovato
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. John Belko
Mr. Mark Meagher
Mr. Christopher LaCroix

Absent: Mr. Robert Langi
Mr. Ryan Lange
Mr. Brian Bosworth
Ms. Latisha Marks

Staff: Mr. Charles Fiore-Board Solicitor
Mr. Robert Melvin-Board Planner
Mr. Paul Breier-Board Engineer
Mr. John Leech-Board Secretary

Minutes:

A motion to approve the minutes for the meeting held on March 19, 2014 was made by Vice-Chairman Seigel, seconded by Mr. Belko and passed unanimously.

Certificate of Appropriateness:

Applicant: Jennifer O'Malley-163 High Street (Fence)

A motion to approve resolution **HPC-5-14** for 163 High Street was made by Mr. Belko, seconded by Mayor Volk and passed unanimously.

Applicant: John & Maria Sullivan-504 Delaware Street (Fence)

A motion to approve resolution **HPC-6-14** for 507 Delaware Street was made by Mr. Belko, seconded by Mayor Volk and passed unanimously.

New Business:

P/Z-3-14 X S Insurance (Sub-Division/Site Plan)
48 North Broad Street II

Mr. Harvey Johnson, Esq. is representing the applicant. Mr. Johnson introduced Mr. John Kornick, PE to describe the project to the Board. Mr. Kornick was sworn in for testimony by Mr. Fiore.

Mr. Kornick presented the applicants plan for a minor sub-division and changes to the site plan that has been previously presented to the Board. Mr. Johnson stated that the property owner will maintain the fencing in perpetuity.

Mr. Melvin addressed his review of the plan and the variances that would be needed.

Mr. Breier addressed his review of the plan and addressed the use propane at the site.

Mr. Brian Zidek was sworn in for testimony by Mr. Fiore and discussed the use of propane.

The Board discussed the use of natural gas and propane at the site.

The applicant stated that they will consolidate all of the lots.

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

A motion to grant the minor sub-division, approve the amended site plan with three additional parking spaces, approve the requested site plan waiver, approve the set-back variances for the existing non-conforming set backs on lot 12 will remain as noted on the minor sub-division plan,

as well as the fencing details noted in the applicants testimony was made by Mr. Meagher and seconded by Councilman Trovato. A roll call vote was taken:

Mayor Volk-Yes	Vice-Chairman Seigel-Yes	Mr. LaCroix-Yes
Councilman Trovato-Yes	Mr. Belko-Yes	
Chairman Ferraino-Yes	Mr. Meagher-Yes	

The motion passed 7-0

Mr. Johnson introduced Mr. Phillip Ruggeri, PA to discuss the applicants sign. Mr. Ruggeri was sworn in for testimony by Mr. Fiore. Mr. Ruggeri presented a rendering of a sign the applicant is proposing to use on the building.

A motion to recommend to the HPC that the Board has reviewed the sign and that the HPC forward the sign approval back to the Board was made by Vice-Chairman Seigel, seconded by Mayor Volk and passed unanimously.

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

Phyllis Kidder, 44 North Broad Street addressed the Board.

A motion to close the meeting to the public was made by Mr. Belko, seconded by Councilman Trovato and passed unanimously.

A motion to adjourn the meeting was made by Vice-Chairman Seigel, seconded by Mr. Meagher and passed unanimously.

The meeting ended at 7:50 pm.

Respectfully submitted
John Leech