

Minutes

Woodbury City Combined Planning/Zoning Board

April 17, 2013

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, April 17, 2013 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 7:00 PM.

Chairman 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. Bosworth.

Present: Mayor William Volk
Councilman David Trovato
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. John Belko
Mr. Robert Langi
Mr. Mark Meagher
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Chuck Rose

Absent: Mr. David White
Mr. Ryan Lange
Mr. Charles Mattern

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 20, 2013 was made by Mr. Bosworth, seconded by Mayor Volk and passed unanimously.

A motion to open the meeting to the public for agenda items was made by Mr. Meagher, seconded by Mr. Seigel and passed unanimously.

Ms. Emily Givens, Esq from Maley and Associates addressed the Board.

A motion to close the meeting to the public for agenda items was made by Mr. Bosworth, seconded by Mr. Meager and passed unanimously.

Certificate of Appropriateness:

323 Delaware Street: Applicant-Richard & Virginia Melchior (Fence)

Mr. Melchior addressed the Board.

A motion to approve resolution **HPC-9-2013** for 323 Delaware Street was made by Vice-Chairman Seigel and seconded by Vice-Chairman Seigel. Mr. Haase abstained from voting. The motion passed unanimously.

39 South Broad Street: Applicant-Tara Firmani (Sign)

A motion to approve resolution **HPC-10-2013** for 39 South Broad Street was made by Mr. Belko and seconded by Vice-Chairman Seigel. Mr. Haase abstained from voting. The motion passed unanimously.

11 South Broad Street: Applicant-Dottie Lange (Sign)

A motion to approve resolution **HPC-11-2013** for 11 South Broad Street was made by Mr. Belko and seconded by Vice-Chairman Seigel. Mr. Haase abstained from voting. The motion passed unanimously.

34 South Broad Street: Applicant-Michael DeMaria (Sign)

A motion to approve resolution **HPC-12-2013** for 34 South Broad Street was made by Mr. Belko and seconded by Vice-Chairman Seigel. Mr. Haase abstained from voting. The motion passed unanimously.

21 Delaware Street: Applicant-Jenessa Baker (Sign)

A motion to approve resolution **HPC-13-2013** for 21 Delaware Street was made by Mr. Belko and seconded by Vice-Chairman Seigel. Mr. Haase abstained from voting. The motion passed unanimously.

New Business:

Presentation by Bob Melvin of Group Melvin Design to discuss the formal study that was Initiated by City Council Resolution 13-83, NJSA 40 A:12A-6 authorizing the Planning/Zoning Board to conduct an investigation to determine whether Block 154 Lot 8, known as the Woodbury Country Club, meets the criteria NJSA 40 A:12A-1 for area in need of redevelopment.

Mr. Melvin presented to the Board an overview and explained in detail a study that was done at the former Woodbury Country Club. This study is to determine if the property meets the criteria for an area in need of re-development.

The Board and Mr. Melvin discussed the study.

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

The following people addressed the Board:

Mr. James Gradwell 611 Cooper Street
Mr. Richard Melchior 323 Delaware Street
Mr. Raymond Angelini 74 Lyman Avenue
George Gallenthin 26 South Bayard Avenue

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

The Board discussed the study further.

A motion to recommend to the City Council that the area at Country Club is deemed an area in need of re-development including the supporting report was made by Vice-Chairman Seigel and seconded by Mayor Volk.

A roll call vote was taken:

Mayor Volk-Yes	Vice-Chairman Seigel-Yes	Mr. Meagher-Yes
Councilman Trovato-Yes	Mr. Belko-Yes	Mr. Bosworth-Yes
Chairman Ferraino-Yes	Mr. Langi-Yes	Mr. Haase-Yes

The motion passed 9-0

Resolutions:

A motion to approve resolution **P/Z-15-2013** for 149 Delaware Street was made by Mr. Bosworth and seconded by Vice-Chairman Seigel. Mr. Haase abstained from voting. The motion passed unanimously.

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

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

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

The meeting ended at 8:24 pm.

Respectfully submitted
John Leech