

Minutes
Woodbury City Combined Planning/Zoning Board
April 18, 2012

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

Chairman John Belko opened the meeting at 7:31 pm.

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.

The Pledge of allegiance.

Roll Call made by Mr. Bosworth

Present: Chairman John Belko
Vice-Chairman Langi
Mr. John Pafumi
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Mr. Charles Mattern

Absent: Mayor Ronald Riskie
Councilman Frank Connor
Mr. Joseph DiMartile
Mr. Ryan Lange

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

Minutes:

A motion to approve the minutes for the meeting held on March 21, 2012 was made by Vice-Chairman Langi, seconded by Mr. Pafumi and passed unanimously.

A motion to approve the minutes for the special meeting held on March 6, 2012 was made by Vice-Chairman Langi, seconded by Mr. White and passed unanimously.

New Business:

Chairman Belko announced that application for 117 Hibernia Avenue LLC will be continued till the June 20, 2012.

Chairman Belko announced that the City Council has withdrawn its request for an investigation into whether the Woodbury Country Club property qualifies as a Redevelopment Area.

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

240 South Broad Street: Applicant-Manna Enterprises (Signage)

A motion to approve the HPC application for 240 South Broad Street was made by Mr. Bosworth and seconded by Mr. Pafumi. Mr. Haase abstained from voting. The motion passed unanimously.

158 Delaware Street: Applicant-Kevin Weikel Construction (Repair/Replace finish wood/Painting/Roofing)

A motion to approve the HPC application for 158 Delaware Street was made by Vice-Chairman Langi and seconded by Mr. Mattern. Mr. Haase abstained from voting. The motion passed unanimously.

340 Delaware Street: Applicant-Boyd & Christine Fox (Painting)

A motion to approve the HPC application for 340 Delaware Street was made by Vice-Chairman Langi and seconded by Mr. Meagher. Mr. Haase abstained from voting. The motion passed unanimously.

Old Applications: P/Z-15-11 King of Cars LLC (Use Variance/Bulk Variances/Site Plan Waiver)
54 West Barber Avenue

Mr. Jon DeMasi, Esq is representing King of Cars for this application. Mr. DeMasi introduced Mr. McKenna of Monarch Surveying & Engineering and Mr. Polsky owner of King of Cars. They were sworn in by Mr. Shoemaker.

Mr. DeMasi gave a brief statement to the Board on the proposed application.

Mr. Gaskill addressed his Engineering review letter with the Board and applicant. The applicant answered all the Engineers questions.

The applicant answered questions about signage.

Mr. Kernan addressed his Planning review letter with the Board and applicant. The applicant answered all the Planners questions.

The Professionals, Board and applicant discussed the hours of operation. The applicant stated that the vehicles would only be detailed at the site and that all mechanical and body work would be done at another location.

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

No one from the public spoke.

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

A motion to approve the application including the “c” and “d” variances as presented with the testimony and conditions and the waiver of site plan was made by Vice-Chairman Langi, seconded by Mr. Pafumi after discussion a roll call vote taken:

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

The motion was approved 7-0

Certificate of Appropriateness: Holy Angels Parish (Demolition of Building)
85-89 Cooper Street

Mr. Frances J. Monari, Esq is representing the applicant. Mr. Shoemaker explained to the Board the functions of the HPC and the Board hearing this matter. Chairman Belko asked the members to be sure that they would have no conflict hearing this application. Mr. Monari asked for the Board to be poled if any are members of Holy Angels Parish. No one from the Board spoke.

Mr. Monari gave an overview of the property and the Churches intended use of the property. Mr. Shoemaker swore in Mr. Lawrence DeVietro and Mr. Andre Hogg of Land Dimensions Engineering, professionals for the applicant. Mr. Monari addressed the Board with the history of the building, the use of the property condition of the building and costs of renovations. Mr. Hogg addressed the Board with regards to his inspection of the building. The Board discussed the conditions of the building.

Mr. DeVietro addressed the Board with regards to the City Redevelopment Plan, condition of the building, the surround properties and the intended future use of the property. The Board further discussed the application.

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

The following people addressed the Board:

Mr. Gerald Washko 439 East Barber Avenue
Ms. Cynthia Norton 16 North American Street
Ms. Nora Leary 219 Holroyd Place
Ms. Diane Pascu 76 North Maple Street
Ms. Heidi Lewis 102 North Girard Street

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

A motion to deny the application for demolition of the Green Building as presented was made by Vice-Chairman Langi, seconded by Mr. White. After further discussion a roll call vote was taken:

| | | |
|-------------------------|------------------|---------------------|
| Chairman Belko-Yes | Mr. Meagher-Yes | Mr. Haase-Abstained |
| Vice-Chairman Langi-Yes | Mr. White-Yes | Mr. Palimeno-Yes |
| Mr. Pafumi-Yes | Mr. Bosworth-Yes | Mr. Mattern-Yes |

The motion was approved 8-0 with 1 Abstention

The Board recessed from 9:28-9:37

New Applications: P/Z-5-12 Senior Green Urban Renewal Associates LLP
(Major Site Plan/Variiances/Waivers/Certificate of Appropriateness)
122 South Broad Street

Ms. Cathy Renner, Esq is representing the applicant at 122 South broad Street. Ms. Renner gave an overview of the proposed development at this site. Ms. Renner explained the restrictions of the residential units.

A motion to waive the rule for taking testimony beyond 10:30 PM was made by Mr. Pafumi, seconded by Vice-Chairman Langi and passed unanimously.

Ms. Renner introduced Mr. Kevin Cavanaugh, RPM Developers, Jack Inglese, PE, PA and Jeff Daniels, PA. All were sworn in for testimony by Mr. Shoemaker.

Mr. Cavanaugh addressed the Board with regard to his company and type of work his company performs. Mr. Cavanaugh explained to the Board the proposed use of the existing building and what the new building and site would look like.

Mr. Inglese addressed the Board with regard to the building interior and exterior designs, materials, site plan and parking that is proposed.

Mr. Cavanaugh showed the Board some interiors of other properties that his company has developed.

The Board discussed the site layout, equipment placement and unit square footage. The parking, commercial space within the building, security and access were also discussed.

Mr. Gaskill addressed his Engineering review letter with the Board and applicant. The applicant answered all the Engineers questions.

Mr. Kernan addressed his Planning review letter with the Board and applicant. The applicant answered all the Planners questions.

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

The following person addressed the Board:

Mr. Craig Klayman 70-72 South Broad Street

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 application.

A motion to approve the application with all variances and waivers in accordance with the reports of the Professionals for preliminary approval was made by Vice-Chairman Langi, seconded by Mr. Meagher and a roll call vote taken:

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

The motion was approved 9-0

A motion to approve the Certificate of Appropriateness for 122 South broad Street was made by Vice-Chairman Langi, seconded by Mr.Pafumi and a roll call vote taken:

| | | |
|-------------------------|------------------|---------------------|
| Chairman Belko-Yes | Mr. Meagher-Yes | Mr. Haase-Abstained |
| Vice-Chairman Langi-Yes | Mr. White-Yes | Mr. Palimeno-Yes |
| Mr. Pafumi-Yes | Mr. Bosworth-Yes | Mr. Mattern-Yes |

The motion passed 8-0 with 1 Abstention

Resolutions:

Resolution 17-2012: Resolution Granting Minor Subdivision Approval with a Variance for property located at 229 Holroyd Place

A motion to approve Resolution 17-2012 was made by Vice-Chairman Langi, seconded by Mr. White and a roll call vote taken:

| | | |
|-------------------------|------------------|-----------------|
| Chairman Belko-Yes | Mr. White-Yes | Mr. Mattern-Yes |
| Vice-Chairman Langi-Yes | Mr. Bosworth-Yes | |
| Mr. Meagher-Yes | Mr. Haase-Yes | |

The motion passed 7-0

Resolution HPC 6-2012: Resolution issuing Certificate of Appropriateness for 232 Hunter Street

A motion to approve Resolution HPC 6-2012 was made by Vice-Chairman Langi, seconded by Mr. Bosworth and a roll call vote taken:

| | |
|-------------------------|---------------------|
| Chairman Belko-Yes | Mr. White-Yes |
| Vice-Chairman Langi-Yes | Mr. Bosworth-Yes |
| Mr. Meagher-Yes | Mr. Haase-Abstained |

The motion passed 5-0 with 1 Abstention

Resolution HPC 7-2012: Resolution issuing Certificate of Appropriateness for 16 South Broad Street

A motion to approve Resolution HPC 7-2012 was made by Vice-Chairman Langi, seconded by Mr. Bosworth and a roll call vote taken:

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|-------------------------|---------------------|
| Chairman Belko-Yes | Mr. White-Yes |
| Vice-Chairman Langi-Yes | Mr. Bosworth-Yes |
| Mr. Meagher-Yes | Mr. Haase-Abstained |

The motion passed 5-0 with 1 Abstention

Chairman Belko and the Board members passed along their condolences to Mayor Riskie and his Family on the passing of his Mother.

Resolution 18-2012: Resolution granting Preliminary Approval for property located at 122 South Broad Street

A motion to approve Resolution 18-2012 was made by Vice-Chairman Langi, seconded by Mr. White and a roll call vote taken:

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

The motion passed 9-0

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

The meeting ended at 11:30 pm.

Respectfully submitted
John Leech