

Minutes

Woodbury City Combined Planning/Zoning Board

May 20, 2015

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, May 20, 2015 in the Woodbury City Hall Council Chambers. The proceedings of the meeting were unable to be recorded due to equipment malfunction. 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: Councilman David Swanson
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. Mark Meagher
Mr. Ryan Lange
Mr. Brian Bosworth

Absent: Mayor William Volk
Ms. Latisha Marks
Mr. Christopher LaCroix

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

Minutes:

A motion to approve the minutes for the meeting held on April 15, 2015 was made by Mr. Meagher, seconded by Vice-Chairman Seigel and passed unanimously.

Old Applications: P/Z-1-15 Paul Ferguson (Interpretation of livestock)
124 South American Street

A motion to grant a continuance for this application and waive all statutory time requirements and that the Board members will be provided with more information was made by Mr. Meagher, seconded by Vice-Chairman Seigel and passed unanimously.

New Applications: **P/Z-2-15**-Gloucester County Habitat for Humanity (Minor Subdivision)
26 West Centre Street

A motion to grant a continuance for this application was made by Vice-Chairman Seigel, seconded by Mr. Meagher and passed unanimously.

Old Business: Discussion regarding COAH
Mr. Fiore and Mr. Melvin updated the Board with regards to the COAH regulations.

Resolutions:

A motion to approve resolution **P/Z-2-15** was made by Mr. Meagher, seconded by Vice-Chairman Seigel and a roll call vote taken:

Councilman Swanson-Yes	Mr. Meagher-Yes
Chairman Ferraino-Yes	Mr. Bosworth-Yes
Vice-Chairman Seigel-Yes	

The motion passed 5-0

A motion to approve resolution **P/Z-3-15** was made by Mr. Mr. Bosworth, seconded by Councilman Swanson and a roll call vote taken:

Councilman Swanson-Yes
Chairman Ferraino-Yes
Vice-Chairman Seigel-Yes

The motion passed 3-0

New Business: The Board discussed briefly recovery houses.

Resolution (**#15-96**) from City Council authorizing The City of Woodbury Planning/Zoning Board to undertake a preliminary investigation to determine if the Inspira Study Area qualifies as an area in need of redevelopment and as a 'condemnation redevelopment area'

Mr. Melvin discussed the City Resolution **#15-96** with the Board. Mr. Melvin explained what criteria are studied, with regard to making any determination about the study area. The Board discussed other Redevelopment Areas in the City and what is contained in the study.

A motion to approve the authorization of a Redevelopment Study by Mr. Melvin was made by Mr. Meagher, seconded by Mr. Lange and a roll call vote taken:

Councilman Swanson-Yes	Mr. Meagher-Yes
Chairman Ferraino-Yes	Mr. Lange-Yes
Vice-Chairman Seigel-Yes	Mr. Bosworth-Yes

The motion passed 6-0

Mr. Meagher stated that there was no one from the public in attendance.

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

The meeting ended at 7:28 pm.

Respectfully submitted
John Leech