

## Minutes

### Woodbury City Combined Planning/Zoning Board

June 17, 2015

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, June 17, 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 7:05 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 Swanson  
Chairman Sam Ferraino  
Vice-Chairman Mark Seigel  
Mr. Mark Meagher  
Ms. Leticia Marks  
Mr. Chris LaCroix  
Ms. Karlene O'Connor  
Mr. Phil Hagerty  
Mr. Brian Bosworth

Absent: Ryan Lange  
Mr. John Leech-Board Secretary

Staff: Mr. Charles Fiore-Board Solicitor  
Mr. Paul Breier-Board Engineer  
Mr. Robert Melvin-Board Planner  
Mr. Teal Jefferis- Engineer (Conflict Engineer)

**Minutes:**

A motion to approve the minutes for the meeting held on May 20, 2015 was made by Mr Meagher, seconded by Mr. Seigel and passed unanimously. Mayor abstained.

**Certificate of Appropriateness**

1. Applicant: Gloucester County Historical Society for 17 Hunter St. (Addition to existing library). Mr. Bosworth informed the Board that the Historic Preservation Committee recommended to approve the application by a vote of 6-0. He also advised the Board that the applicant would still need to make application for a site plan approval prior to obtaining any permits. A motion to approve the application was made by Mr. Meagher, seconded by Mayor Volk and passed unanimously.

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

Mr. Melvin discussed with the Board his memo dated May 20, 2015 regarding various ordinances from other communities. Chairman Ferraino announced that he was going to appoint a committee made up of Board members and the applicant so they could meet to discuss the various ordinances and bring their findings back to the Board. The Chairman appointed Mr. Meagher to chair the committee; Mr. Melvin; Mr. Hagerty and Mr. Paul Ferguson.

After the applicant agreed to the waiver of all statutory time requirements, a motion was made to approve the formation of the committee and was passed unanimously.

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

Mr. Bruce Roesler represented the Gloucester County Habitat for Humanity for this application. Mr. Fiore swore in the following: Board member for Habitat for Humanity Bob Harris; Joseph Federici of Federici and Akin P.A. Consulting Engineers and Teal S. Jefferis, PE as the Board's conflict engineer. The attorney discussed the reason for the subdivision and variances for the property. The applicant and the Board also discussed the designation of a parking space by establishing an easement on the church lot as well as other easements that will be required. Mr. Jefferis also discussed his written report dated June 16, 2015. The applicant agreed to address the comments in the report of Mr. Jefferis. Mr. Meagher made a motion to open the floor to the public; seconded by Mr. Seigel and approved unanimously. There was no one who wanted to address the Board. Mr. Meagher made a motion to close the floor to public and seconded by Mr. Seigel and approved unanimously.

Mr. Meagher then made a motion to approve the application, seconded by Councilman Swanson. A roll call was made:

Mayor Volk:	yes	Councilman Swanson:	yes	Chairman Ferraino:	yes
Vic Chairman Seigel:	yes	Mr. Meagher:	yes	Ms. Marks:	yes
Mr. La Croix:	yes	Mr. Bosworth:	yes	Ms. O'Connor:	yes

Motion passed 9-0.

**Old Business:** Discussion regarding COAH

Mr. Melvin and Mr. Fiore brought the Board up to date on the response to the New Jersey Supreme Court decision concerning affordable housing. Mr. Melvin stated that the two were working with James Pierson and Randi Woerner in crafting a response for submittal prior to the July 8<sup>th</sup> deadline.

Discussion regarding Inspira Study Area/Redevelopment

Mr. Melvin discussed his memo dated June 10, 2015 which outlined the status of the redevelopment investigation for the Inspira site. He began by presenting to the Board the overall redevelopment process and focused on the pros and cons between an investigation with condemnation as a tool versus one that does not. He recommended that it would be best to proceed with a study without condemnation. After some discussion, the Board agreed with Mr. Melvin's findings and forwarded the recommendation to Council.

A motion was made by Mr. Meagher; seconded by Leticia Marks. The motion passed unanimously; with Councilman Dave Swanson abstaining.

**Resolutions:** HPC-6-2015 (Gloucester County Historical Society for 17 Hunter St.)

Mayor Volk made a motion to approve the resolution; seconded by Mr. Seigel and passed unanimously.

**New Business:** Mayor Volk swore in new members Karlene O'Connor as first alternate and Phil Hagerty as second alternate.

**Open to Public:** Motion was made to open the floor to the public by Mayor Volk; seconded by Mr. Bosworth and passed unanimously. No one from the public spoke. A motion was made to close the floor to the public by Mayor Volk; seconded by Mr. Seigel and passed unanimously.

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

The meeting ended at 8:15 pm.

Respectfully submitted  
Brian Bosworth