

Minutes

Woodbury City Combined Planning/Zoning Board

July 17, 2013

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

Present: Mayor William Volk
Councilman David Trovato
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. John Belko
Mr. Mark Meagher
Mr. David White (Arrived at 7:03)
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Chuck Rose
Mr. Ryan Lange
Mr. Charles Mattern

Absent: Mr. Robert Langi

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

Mr. Mattern took a seat at the dais to participate with the meeting.

Minutes

A motion to approve the minutes for the meeting held on June 19, 2013 was made by Mr. Bosworth, seconded by Mayor Volk and passed unanimously.

New Applications: P/Z-5-13 Patricia Gale (Sidewalk Variance)
466 Spruce Lane

Mr. Bosworth requested himself from hearing this application due to a potential conflict.

Mr. Fiore swore in Ms. Gale and Ms. Linda Johnston for testimony.

Ms. Gale and Ms. Johnston gave the Board an overview of their application and the surrounding properties in her neighborhood.

The Board discussed the different points raised.

Mr. Melvin gave the Board an overview of his review letter for this application.

Mr. Breier gave the Board an overview of his review letter for this application.

The Board discussed the application with the applicant and Board professionals.

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

The following people addressed the Board:

Mr. Howard Kroop-39 Rugby Place

A motion to close the meeting to the public was made by Vice-Chairman Seigel, seconded by Mayor Volk and passed unanimously.

A motion to approve the variance as submitted was made by Vice-Chairman Seigel, seconded by Councilman Trovato and a roll call vote taken:

Mayor Volk-Yes	Vice-Chairman Seigel-Yes	Mr. Haase-No
Councilman Trovato-Yes	Mr. Belko-Yes	Mr. Rose-Yes
Chairman Ferraino-Yes	Mr. Meagher-Yes	Mr. Lange-Yes

The motion was approved 8-1

Mr. White relieved Mr. Mattern on the dais.

P/Z-6-13 Valarie Garigliano (Detached Garage-Bulk Variances)
566 Salem Avenue

Mr. Fiore swore Ms. Valarie Scabarozi and Mr. Ted Scabarozi Jr. for testimony.

The applicant explained to the Board the accessory building they would like to erect on their property and the variances that they are requesting from the Board. The applicants gave the Board an overview of their property and the proposed location of the accessory building on their lot.

The Board discussed different aspects of the proposed building and how it would be used. Mr. Fiore addressed the Board about the different “C” variances that are involved. The Board discussed the application further.

A motion to open the meeting to the public was made by Mr. Meagher, seconded by Mr. White 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 deny the application because it doesn’t meet the standard of an accessory building and there are other options available, the back yard being one of them, it is twice the size, and the setback is not enough was made by Mr. Seigel, seconded by Mr. Haase and a roll call vote taken:

Mayor Volk-No	Vice-Chairman Seigel-Yes	Mr. White-Yes
Councilman Trovato-No	Mr. Belko-Yes	Mr. Bosworth-No
Chairman Ferraino-No	Mr. Meagher-Yes	Mr. Haase-Yes

The motion was approved 5-4

New Business:

Redevelopment Plan: Block 154 Lot 8.

Mr. Fiore swore in Mr. Melvin for testimony.

Mr. Melvin gave a list of his credentials and proceeded to give a presentation of the Redevelopment Plan for Block 154 lot 8, the former Woodbury Country Club. Mr. Melvin explained that this phase of the plan is to give a general layout of the site with relationship to the redevelopment plan that is presented. He showed the Board general placements of the buildings, parking, buffers and residential building lots. Mr. Melvin stated that a more detailed plan of the landscaping, buffering, parking, building placement, architecture etc would be taken up at the next phase of the process. Mr. Melvin also pointed out how the storm water may be handled and also the open spaces at the site. The Board discussed traffic flow at this site and the surrounding area. Mayor Volk stated that a traffic study is in the works. The Board discussed some of the language in the Redevelopment Plan.

A motion to open the meeting to the public was made by Councilman Trovato, seconded by Mr. Meagher and passed unanimously. The following people addressed the Board:

Mr. Raymond Angelini 74 Lyman Avenue
Mr. George Gallenthin 26 South Bayard Avenue
Mr. James Gradwell 611 Cooper Street
Mr. Anthony Chiesa 36 Rugby Place
Mr. Timothy Greco 427 Woodside place
Mr. James Fallon 56 Lyman Avenue
Mr. Ron Strawderman 45 Lyman Avenue

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

A motion to approve resolution # **P/Z-19-2013** accepting the plan and directing it to City Council for approval of the ordinance, with an attachment of the public comments was made by Mr. Meagher, seconded by Councilman Trovato and a roll call vote taken:

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

The motion was approved 8-0

Resolutions: **P/Z-4-13** 48 North Broad Street Urban Renewal LLC

A motion to approve resolution # **P/Z-18-2013** for 48 North Broad Street was made by Vice-Chairman Seigel, seconded by Mayor Volk and motion passed unanimously.

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

No one from the public spoke.

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

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

The meeting ended at 9:00 pm.

Respectfully submitted
John Leech