

**MINUTES**  
**CITY OF WOODBURY PLANNING/ZONING BOARD**  
**MEETING DATE: AUGUST 20, 2014**  
**7:00 pm**

- A. Chairman opens the meeting with the announcement that this is the regular monthly meeting of the City of Woodbury Planning/Zoning Board, being held on August 20, 2014.  
[7:00:14 PM](#)
- B. Chairman announces that notice of this meeting was duly given in accordance with the requirements of the Open Public Meeting Laws of the State of New Jersey.  
[7:00:17 PM](#)
- C. Pledge of Allegiance.  
[7:00:23 PM](#)
- D. Roll call. Meagher absent; Leech absent; Lacroix absent; Langi absent;  
[7:01:10 PM](#) There is a quorum
- E. Approval of Minutes of Meeting held on July 16, 2014. Seigel/Lange; all ayes; Ferraino abstain.
- F. CERTIFICATES OF APPROPRIATENESS:
1. Applicant: Holy Angels Parish for 85-89 Cooper St. Demolition of entire building. (Resolution)  
[7:02:00 PM](#) Belko asks procedural question; Fiore answers. Belko disagrees with Fiore's response. Ferraino answers. Belko responds, and asks to be put on the record his disapproval of Mr. Fiore's determination.  
[7:07:28 PM](#) Belko asks a separate procedural question. Fiore answers. Belko disagrees with Fiore's response and a dialogue ensues. Belko asks to be put on the record his disagreement with Mr. Fiore's determination.  
[7:11:12 PM](#) Trovato recuses himself and steps down into the audience.  
[7:11:29 PM](#) Fiore advises the Board on the scope of the application and what is front of the Board tonight. Specifically mentions the lack of redevelopment in the application; this is simply a demolition decision.

[7:13:05 PM](#) Marty McKiernan Esq., representing the applicant, gives testimony.

[7:26:13 PM](#) Ken McIlvane, representing the applicant, is sworn in and offers testimony in support of the application and the applicant.

[7:40:31 PM](#) Edward Barry, representing the applicant, 198 Briar Hill Lane Woodbury, offers testimony in support of the application and the applicant.

[7:57:07 PM](#) The applicant concludes his testimony.

[7:57:53 PM](#) Belko/Volk to open floor; All ayes

[7:58:10 PM](#) Tom Haas 54 Lake Drive offers testimony and asks a question. Fiore answers.

[7:59:42 PM](#) Heidi Louis 102 North Girard Street. Offers testimony and asks questions. Ferraino answers. Belko asks a follow up. Fiore answers.

[8:01:37 PM](#) Erica Moon 404 Harding Street. Offers testimony and asks questions. Fiore answers. Ferraino answers. Volk offers opinion. A dialogue ensues. Mr. McIlvane also contributes.

[8:16:48 PM](#) Mr. McKiernan offers rebuttal and clarification. Belko gives opinion in response.

[8:20:01 PM](#) Boz/Belko to close; All ayes

[8:20:16 PM](#) Belko offers comment.

[8:21:32 PM](#) Siegel asks question; Fiore answers.

[8:22:02 PM](#) Belko asks professional's opinion.

[8:22:12 PM](#) Melvin offers his opinion.

[8:23:46 PM](#) Ferraino offers opinion.

[8:23:57 PM](#) Fiore advises the Board.

[8:24:26 PM](#) Siegel moves to reject recommendation of HPC and grant certificate of appropriateness. Second by Lange.

[8:26:09 PM](#) Volk offers opinion.

[8:29:55 PM](#) Volk yes, Ferraino yes, Siegel no, Lange yes, Boz yes, Marks yes. Motion Passes.

[8:30:36 PM](#) Fiore offers opinion as to process moving forward.

[8:30:49 PM](#) Boz/Siegel to have 5 min break; all ayes.

[8:39:24 PM](#) Meeting back in order

G. OLD APPLICATIONS: none

H. NEW APPLICATIONS: none

I. OLD BUSINESS: Proposed ordinance amending Zoning Code regarding the

C-1 Commercial District. (Referred from City Council)  
(Resolution PZ-19-2014)

[8:39:43 PM](#) Melvin offers opinion and advises Board as to specifics of changes.

[8:41:28 PM](#) Belko asks question. Melvin answers. An amendment is offered

[8:46:37 PM](#) Belko makes motion with slight clarification to language/Volk seconds.

[8:47:38 PM](#) Siegel recommends Melvin's report to be given to Council.

[8:48:08 PM](#) All ayes.

- J. NEW BUSINESS: Proposed ordinance amending Zoning Code establishing a "Tree Protection/Compensatory Plantings and Adopting Checklist."  
(Referred from City Council). (Resolution PZ-20-2014)

[8:48:20 PM](#) Melvin offers opinion and advises Board.

[8:50:07 PM](#) Belko makes motion/Volk second. All ayes

- K. RESOLUTIONS: none

- L. OPEN TO PUBLIC

[8:50:33 PM](#) Volk/Boz to open; all ayes

[8:50:42 PM](#) No one coming forward

[8:50:47 PM](#) Belko/volk to close; all ayes

- M. MOTION TO ADJOURN

- N. [8:51:33 PM](#) Belko/Volk to adjourn; all ayes