

Minutes

Woodbury City Combined Planning/Zoning Board

August 21, 2013

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, August 21, 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 7:02 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. Leech.

Present: Mayor William Volk
Councilman David Trovato
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. John Belko (Arrived at 7:12)
Mr. Robert Langi
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Chuck Rose
Mr. Ryan Lange
Mr. Charles Mattern

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

Minutes

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

Resolutions: P/Z-5-13 446 Spruce Lane-Patricia Gale (Sidewalk)

A motion to approve resolution **#P/Z-5-2013** for 446 Spruce Lane was made by Vice-Chairman Seigel, seconded by Councilman Trovato and passed unanimously.

P/Z-6-13 566 Salem Avenue-Valarie Garigliano (Sidewalk)

A motion to approve resolution **#P/Z-6-2013** for 566 Salem Avenue was made by Mr. Rose, seconded by Mr. Meagher and passed unanimously.

Certificates of Appropriateness: Mr. Bosworth gave the Board an overview of the following applications:

55 Newton Avenue: Applicant-55 Newton Ave LLC (Roof)

A motion to approve resolution **HPC-19-2013** for 55 Newton Avenue was made by Vice-Chairman Seigel and seconded by Mr. Bosworth. Mr. Haase abstained from voting. The motion passed unanimously.

16 Aberdeen Place: Applicant-RPM Development (Demolition of house/Parking Lot)

A motion to approve resolution **HPC-20-2013** for 16 Aberdeen Place was made by Mr. Meagher and seconded by Mr. Bosworth. Mr. Haase abstained from voting. The motion passed unanimously.

1 Lupton Avenue/117 Delaware Street: Applicant-LN Gold Enterprises & Margret MaGill (Siding/
Windows/Paint)

A motion to approve resolution **HPC-21-2013** for 1 Lupton Avenue and 117 Delaware Street was made by Mr. Meagher and seconded by Mr. White. Mr. Haase abstained from voting. The motion passed unanimously.

New Business:

#P/Z-7-13 215 Motoring LLC (Site Plan)
740 North Broad Street

Mr. John Carr, Esq is representing the applicant Mr. Ricardo Ranger.
Mr. Carr introduced Mr. Dale Boston, PE, Mr. Ranger and Mr. Kenneth Marks the property owner.

All three gentlemen were sworn in for testimony by Mr. Fiore.

Mr. Carr and Mr. Boston gave the Board an overview of the surrounding area, site layout and proposed use of the building. Mr. Ranger explained the nature of his business and how he is proposing to operate at this site. The Board discussed the proposed layout of the parking lot, how the customers would navigate the site and different aspects of the general layout of the building.

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. Seigel, seconded by Mr. Meagher and passed unanimously.

The Board and professionals further discussed the site and parking proposals. Mr. Brier gave an overview of his review letter.

Councilman Trovato made a motion to approve the application. Councilman Trovato amended his motion to include the comments by the Board Professional and that any additional or change of use of the site would have to come back before the Board for an approval. The motion was seconded Mayor Volk and passed unanimously.

#P/Z-8-13 Burris Post Acute Network Woodbury LLC (Major Subdivision/Major Site Plan)
467 Cooper Street

Ms. Sophia Furriss, Esq is representing the applicant.

Ms. Furriss gave an opening statement and an overview of the application that is be submitted before the board.

Ms. Furriss introduced Mr. William Burris, Mr. John Pettit, PE, Mr. David Shropshire, PE, PP, and Mr. Jeffery Wells, PA to the Board.

All four gentlemen were sworn in for testimony by Mr. Fiore.

Mr. Pettit gave the Board an overview of the existing conditions at the site and proceeded to explain the applicants plan in detail. Mr. Pettit discussed and answered questions from the Board.

Mr. Schropshire addressed the Board with regards to the traffic study that is being submitted. Mr. Schropshire answered questions from the Board.

Mr. Wells addressed the Board with regards to the architecture and building designs that are being submitted. Mr. Wells answered questions from the Board.

Mr. Burris addressed the Board with regards to the type business he operates, the layout and uses of buildings as well as other aspects of the site. Mr. Burris answered questions from the board.

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

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

A motion to take a 5 minute recess was made by Mr. Belko, seconded by Councilman Trovato and passed unanimously. The Board recessed from 9:03 pm to 9:13 pm.

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

Mr. George Gallenthin 26 South Bayard Avenue
Mr. Chuck Bray 231 North Evergreen Avenue Apt-34-A
Mr. Timothy Greco 427 Woodside place
Ms. Kathleen Assini 114 Copperfield Dr, Deptford
Ms. Donna Frithsen 130 Copperfield Dr, Deptford
Mr. Paul MaCluskie 116 Copperfield Dr, Deptford
Mr. Tracy Fallon 56 Lyman Avenue
Mr. James Gradwell 611 Cooper Street
Ms. Marie Holmdal 56 Golf Drive
Mr. Anthony Chiesa 36 Rugby Place
Mr. Jody Long 577 Cooper Street

A motion to extend the 10:30pm dead for taking testimony was made by Mr. Meagher, seconded Mayor Volk and passed unanimously.

A motion to limit the public portion to 2 minutes each was made by Mr. Meagher seconded by Mr. Bosworth and passed unanimously.

The following people addressed the Board:

Mr. James George 532 Cooper Street
Ms. Larissa Rachko 58 North Columbia Street
Mr. Brendon Chiesa 36 Rugby Place

Vice-Chairman Seigel exited the meeting at 11:05 pm.

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

A motion to deem the application complete was made by Mr. Langi, seconded by Mayor Volk and passed unanimously.

A motion to table the application until Wednesday, September 4, 2013 at 7:00 pm was made Mr. Meagher, seconded by Mayor Volk and passed unanimously.

A motion to adjourn the meeting was made by Councilman Trovato, seconded by Mr. Langi and passed unanimously.

The meeting ended at 11:08 pm.

Respectfully submitted
John Leech