

Minutes

Woodbury City Combined Planning/Zoning Board

September 4, 2013

The following are the minutes of the Woodbury Combined Planning and Zoning Board special meeting that was held on Wednesday, September 4, 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 7:19 PM.

Chairman Ferraino announced it was a special 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. Robert Langi
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Chuck Rose (Arrived at 8:10)
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

**Old Business: #P/Z-8-13 Burris Acute Network (Major Subdivision/Major Site Plan)
467 Cooper Street**

Chairman Ferraino announced that the professions and applicant were previously sworn in.

Ms. Sophia Ferris, Esq, Mr. William Burris and Mr. John Pettit, PE continued presenting their application from the previous meeting held on August 21, 2013.

Mr. Pettit gave the Board an explanation of the design changes incorporated into the site plan from the review letters presented by the Board's professionals at the previous meeting.

The Board discussed the changes with the applicant and the Boards professionals.

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.

The Board and applicant discussed the professionals review letters.

Chairman Ferraino asked the Board to consider sending a letter to the County Planning Board describing the residents' concerns at Evergreen Avenue and Cooper Street intersection.

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

The following people from the public spoke:

Ms. Sharon Perrige 48 Lyman Avenue

Mr. Raymond Angelini 74 Lyman Avenue

Ms. Marie Holmdal 56 Golf Drive

Mr. Tracy Fallon 56 Lyman Avenue

Mr. George Gallenthin 26 South Bayard Avenue

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

A motion to grant preliminary and final subdivision approval subject to the review of any open items discussed with the Professionals and the approval of them, to include all of the revisions as outlined in the reports that the Board has to date, to reference the open space and redevelopment plan as well as amending the motion to include Mr. Belko's concerns as to, the open space improvements must be complete before a CO is issued and that the owner of lots 8.11, 8.12 and 8.13 will be responsible for the maintenance of the open space at lot 8.01, to also include the 2 design waivers and to amend his motion to add site plan approval, the construction entrance will be on of Cooper Street and that the deed restrictions for the 20 partials, will be for half acre lots and will conform to the architectural design standards in the redevelopment plan, was made by Mr. Langi and seconded by Mayor Volk.

A roll call vote was taken:

Mayor Volk-Yes

Councilman Trovato-Yes

Chairman Ferraino-Yes

Vice-Chairman Seigel-Yes

Mr. Belko-Yes

Mr. Langi-Yes

Mr. Meagher-Yes

Mr. White-Yes

Mr. Bosworth-Yes

The motion passed 9-0

A motion to send a resolution to City Council asking them to look at the traffic circulation and road width along Golf Drive and Lyman Avenue and write a letter to the County asking to synchronize the traffic lights at the intersections of Cooper Street and South Evergreen Avenue and East Barber and South Evergreen Avenues was made by Mr. Langi, seconded by Mr. Meagher and passed unanimously.

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

The meeting ended at 8:19 pm.

Respectfully submitted
John Leech