

Minutes

Woodbury City Combined Planning/Zoning Board

September 18, 2013

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, September 18, 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: Councilman David Trovato
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. Robert Langi
Mr. Mark Meagher
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Charles Mattern

Absent: Mayor William Volk
Mr. John Belko
Mr. David White
Mr. Chuck Rose
Mr. Ryan Lange

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 August 21, 2013 was made by Councilman Trovato, seconded by Mr. Langi and passed unanimously.

A motion to approve the minutes for the special meeting held on September 4, 2013 was made by Councilman Trovato, seconded by Mr. Meagher and passed unanimously.

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

1 Lupton Avenue: Applicant-LN Gold Enterprises LLC (Columns/Sidewalk/Decking)

A motion to approve the application for 1 Lupton Avenue was made by Councilman Trovato and seconded by Mr. Meagher. Mr. Haase abstained from voting. The motion passed unanimously.

New Application:

#P/Z-9-13 Ullrich Estate: Mr. Richard Geiger, Executor (Sidewalk Variance)
583 Salem Avenue

Mr. Bosworth requested himself from hearing this application and did not participate.

Mr. Geiger is representing the applicant for this variance.

Mr. Fiore swore Mr. Geiger in for testimony.

Mr. Geiger explained to the Board the variance that the Ullrich Estate is seeking and also gave an overview of the conditions of the property at 583 Salem Avenue.

The Board and applicant discussed the layout of the property, the open space at the subject property and the conditions of the surrounding properties.

For the record there was no one from the public present at this meeting.

A motion to approve the application with the conditions set forth in the testimony and with a deed restriction that the space will remain undeveloped was made Mr. Meagher, seconded by Mayor Volk and passed unanimously.

Resolutions:

HPC-22-2013 1 Lupton Avenue: Applicant-LN Gold Enterprises LLC

A motion to approve resolution **HPC-22-2013** for 1 Lupton Avenue was made by Mr. Bosworth and seconded by Councilman Trovato. Mr. Haase abstained from voting. The motion passed unanimously.

P/Z-22-2013 740 North Broad Street: Applicant-215 Motoring LLC

A motion to approve resolution **P/Z-22-2013** for 740 North Broad Street was made by Mr. Langi, seconded by Councilman Trovato and passed unanimously.

P/Z-23-2013 467 Cooper Street: Applicant-Burris Post Acute Network Woodbury LLC

A motion to approve resolution **P/Z-23-2013** for 467 Cooper Street was made by Councilman Trovato, seconded by Mr. Langi and passed unanimously.

P/Z-24-2013 Recommending a Traffic Study to City Council

A motion to approve resolution **P/Z-24-2013** Recommending a Traffic Study to City Council was made by Vice-Chairman Seigel, seconded by Mr. Langi and passed unanimously.

For the record there was no one from the public present at this meeting.

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

The meeting ended at 7:24 pm.

Respectfully submitted
John Leech