

## Minutes

### Woodbury City Combined Planning/Zoning Board

October 16, 2013

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, October 16, 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 7:03 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 (Arrived at 7:32pm)  
Mr. John Belko  
Mr. Robert Langi  
Mr. Mark Meagher  
Mr. David White  
Mr. Brian Bosworth  
Mr. Thomas Haase

Absent: 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 September 18, 2013 was made by Mr. Langi and seconded by Mayor Volk. Mr. Belko abstained from voting and the motion passed unanimously.

## **Resolutions:**

**P/Z-25-2013** Ullrich Estate: Mr. Richard Geiger, Executor (Sidewalk Variance)  
583 Salem Avenue

A motion to approve resolution **P/Z-25-2013** for 583 Salem Avenue was made by Mr. Langi and seconded by Councilman Trovato. Mr. Belko abstained from voting and the motion passed unanimously.

At 7:07pm a motion to adjourn the meeting until 7:30pm was made by Mr. Meagher, seconded by Mayor Volk and passed unanimously.

7:30pm the meeting is back in session.

## **New Application:**

**#P/Z-10-13** Applicant: Senior Green Renewal Associates  
16 Aberdeen place

Ms. Kathy Renner, Esq. is representing Senior Green Renewal Associates for this application. Ms. Renner introduced Mr. Kavanaugh, VP and Mr. Joaquin Bouzas, RA to the Board. Mr. Fiore swore in Mr. Kavanaugh and Mr. Bouzas for testimony. Ms. Renner gave the Board an overview of the application that is being presented to the Board. Mr. Kavanaugh and Mr. Bouzas explained to the Board the proposed parking lot layout, landscaping and buffering of the surrounding properties. Mr. Melvin presented his review letter.

A motion to open the meeting to the public was made by Mr. Meagher, seconded by Mr. Langi and passed unanimously. The following person was sworn in and addressed the Board:

Mr. Jerzy Ksiezniak 24 Aberdeen place

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

The Board discussed the application further with the professionals.

A motion to grant preliminary and final site plan approval to Senior Green Renewal Associates for the demolition of an existing dwelling and the construction of a parking lot at 16 Aberdeen Place including all comments as reflected in Professionals reports including a waiver, relocation of the trash enclose to the new location at the parking area with concrete pad, relocating sidewalk and include the conservation easement and buffering located on the easterly property line at 24 Aberdeen Place along with a deed restriction was made Mr. Langi, seconded by Councilman Trovato and a roll call vote taken:

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

The motion passed 9-0

**Resolution: P/Z-26-2013** Senior Green Renewal Associates (Preliminary/Final Site Plan)  
16 Aberdeen place

A motion to approve resolution **P/Z-26-2013** 16 Aberdeen Place was made by Mr. Langi, seconded by Councilman Trovato and a roll call vote taken:

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

The motion passed 9-0

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

A motion to close the meeting to the public was made by Mr. Meagher, seconded by Councilman Trovato 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 8:01 pm.

Respectfully submitted  
John Leech