

Minutes

Woodbury City Combined Planning/Zoning Board

October 17, 2012

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, October 17, 2012 in the Woodbury City Hall Council Chambers. The proceedings of the meeting are taped 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 John Belko opened the meeting at 7:29 pm.

Chairman Belko 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.

The Pledge of allegiance.

Roll Call made by Mr. Bosworth

Present: Mayor Ronald Riskie
Councilman Frank Connor
Chairman John Belko
Vice-Chairman Robert Langi
Mr. John Pafumi
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Mr. Charles Mattern

Absent: Mr. Joseph DiMartile
Mr. Ryan Lange

Staff: Mr. Mark Shoemaker, Esq.-Board Solicitor
Mr. John Leech-Board Secretary

Minutes:

A motion to approve the minutes for the meeting held on September 19, 2012 was made by Vice-Chairman Langi and seconded by Mr. Meagher and passed unanimously.

New Business: P/Z10-12 Seniors Housing Development Corporation of Gloucester County
Preliminary and Final Site Plan Approval with Bulk Variances

Mr. Jeffery Daniels, Esq is representing the applicant. Mr. Daniels introduced Mr. Teal Jeffers, PE, engineer for the applicant and Mr. Samuel Hudman, Executive Director of the Gloucester County Housing Authority.

Mr. Jeffers and Mr. Hudman were sworn in for testimony by Mr. Shoemaker.

The Gloucester County Housing Authority is seeking to purchase 341 South Evergreen Avenue and subdivide the rear portion of the property for additional parking for their apartment building and continue to use the existing office building located at the same address. Mr. Daniels and Mr. Jeffers explained their plan and the existing conditions at the site. Mr. Jeffers explained in detail the additional parking, landscaping, lighting and drainage that are proposed. Mr. Gaskill discussed his technical review letter with the applicant and Board. Mr. Kernan discussed his technical review letter with the applicant and Board.

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

No one from the public spoke.

A motion to close the meeting to the public was made by Mr. Pafumi, seconded by Vice-Chairman Langi and passed unanimously.

A motion to approve **P/Z10-12** with waivers and variances outlined by the professionals including any notes or comments as well as the conditions agreed to by the applicant, was made by Vice-Chairman Langi, seconded by Mr. White and a roll call vote taken.

Mayor Riskie-Yes	Vice-Chairman Langi-Yes	Mr. White-Yes
Councilman Connor-Yes	Mr. Pafumi-Yes	Mr. Bosworth-Yes
Chairman Belko-Yes	Mr. Meagher-Yes	Mr. Haase-Yes

The motion passed 9-0

Complete Streets Planning

The Woodbury City Council has asked the Board to authorize Mr. Kernan to investigate the Complete Streets Concept.

Mr. Kernan gave an overview of the Complete Streets Concept and explained its function to the Board.

A motion to authorize Mr. Kernan to investigate the Complete Streets Concept and report back to the Board was made by Mayor Riskie, seconded by Vice-Chairman Langi and passed unanimously.

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

The following people addressed the Board:

Mr. George Gallenthin-26 South Bayard Avenue, Woodbury, NJ

A motion to close the floor to the public was made by Mr. Pafumi, seconded by Mr. White and passed unanimously.

Mayor Riskie addressed the meeting about the Woodbury Country Club. General discussion followed.

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

The meeting ended at 8:49 pm.

Respectfully submitted
John Leech