

## **Minutes**

### **Woodbury City Combined Planning/Zoning Board**

**November 21, 2012**

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, November 21, 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. Joseph DiMartile  
Mr. Mark Meagher  
Mr. David White  
Mr. Brian Bosworth  
Mr. Thomas Haase  
Mr. Joseph Palimeno  
Mr. Ryan Lange

Absent: Mr. Charles Mattern

Staff: Mr. Mark Shoemaker, Esq.-Board Solicitor  
Mr. Timothy Kernan, PP-Board Planner  
Mr. Charles Gaskill, PE-Board Engineer  
Mr. John Leech-Board Secretary

### **Minutes:**

A motion to approve the minutes for the meeting held on October 17, 2012 was made by Mayor Riskie, seconded by Vice-Chairman Langi and passed unanimously.

**Certificate of Appropriateness:** Mr. Haase gave a review of the Woodbury Historic Review Committees action on the following application.

58 South Broad Street: Applicant-Vincent & David Trovato (Crazy Never Die Art Supply/AVC Pictures) (Signage)

A motion to approve the HPC application for 58 South Broad Street was made by Mr. Bosworth, seconded by Mr. Meagher. Mr. Haase abstained from voting.

### **Resolutions:**

**#24-1012** Resolution Granting Preliminary and Final Site Plan Approval with Bulk Variances for Property Located at 341 & 401 South Evergreen Avenue

A motion to approve Resolution **#24-1012** was made by Mayor Riskie, seconded by Mr. Bosworth and passed unanimously.

**New Business:** **P/Z-12-12** David Khalid 1155 Abbett Lane (Fence Variance)

Mr. Khalid was sworn in for testimony by Mr. Shoemaker.

Mr. Khalid gave the Board an overview of his application and the variance he is seeking.

Mr. Gaskill discussed his review letters with the Board and applicant.

The Board discussed the Engineers review letter.

He applicant requested that the fees be waived.

A motion to open the meeting to the public was made by Mayor Riskie, seconded by Vice-Chairman Langi and passed unanimously.

No one from the public spoke.

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

A motion to approve the application based on no objections of the neighbors stated by Councilman Connor based on the question of Chairman Belko about replacing an existing fence with another fence and with support of the neighbors and no public comment and should be approved with the waiver of fees was made by Mayor Riskie. After discussion The Mayor amended his motion to not waive the fees. The motion was seconded by Mr. White and a roll call vote taken.

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

The motion passed 9-0

**P/Z-13-12** Woodbury Country Club 467 Cooper Street (Minor Subdivision/Zoning Verification/  
Use Variance)

Mr. Shoemaker requested himself from hearing this application and stepped down from the dais.

Mr. Michael Mulligan, Esq took Mr. Shoemakers place as the Board Solicitor.

Mayor Riskie and Councilman Connor requested themselves from hearing this application and stepped down from the dais.

Mr. Bosworth did not participate with this application.

Mr. James Maley, Esq is representing PB-Woodbury Club LLC. Mr. Maley introduced Mr. Doug Szabo, PE of Pennoni Associates, Mr. Thomas Hedenberg of Parke Place Realty and Mr. Richard Lipko, PP of Pennoni Associates. All three were sworn in for testimony.

Mr. Ronald Uzdavinis, Esq representing Dr. James George addressed the Board as to his jurisdictional concerns with this application. Discussion between the Board, applicant and Mr. Uzdavinis followed.

At 8:06 pm the Board recessed for 5 minutes.

At 8:13pm the meeting resumed.

Mr. Ralph Gallo, Vice President for Parke Bank was sworn in for testimony.

Mr. Gallo addressed the Board and answered question from Mr. Uzdavinis.

A motion that the Board has the jurisdiction to hear this application was made by Vice-Chairman Langi, seconded by Mr. Meagher. Board discussion followed. All members approved the motion except Mr. Meagher voted no.

Mr. Maley proceeded to present the application to the Board. Mr. Maley gave the Board an overview of the proposed subdivision. Mr. Hedenberg also addressed Board and gave an overview of the proposed subdivision, the landscaping, driveways, parking, buffers and access to the property. Mr. Hedenberg also explained the current conditions at the Country Club. Mr. Uzdavinis also participated with the discussions.

Mr. Lipko addressed the Board with regard to the allowable uses in this zone. Mr. Lipko explained the history of the Country Club, also the current use and proposed use of the Country Club. Mr. Lipko gave the Board the positive and negative criteria of the application. Mr. Uzdavinis followed up with questions for Mr. Lipko. Discussion followed.

Mr. Kernan discussed his review letters with the Board and applicant.

Mr. Gaskill discussed his review letters with the Board and applicant.

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

The following people addressed the Board:

Mr. Jody Long-577 Cooper Street.  
Mr. Jerry Campbell-529 Cooper Street.  
Mr. Bill Goodrich-559 Cooper Street.  
Mr. James Gradwell-611 Cooper Street.  
Mr. Doug Atkin-569 Cooper Street.  
Mr. George Gallenthin-26 South Bayard Avenue.  
Mr. Ray Angelini-74 Lyman Avenue.  
Mr. Anthony DiMarino-140 Rugby Place.  
Dr. James George-532 Cooper Street. Dr. George answered questions from his attorney Mr. Uzdavinis.

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

A motion to continue the meeting beyond 10:30pm was made by Mr. Pafumi, seconded by Mr. White and passed unanimously.

Mr. Uzdavinis addressed the Board.  
Mr. Maley addressed Board.  
The Board discussed the application.

A motion that this is not a continuation of a nonconforming use was made by Mr. Pafumi, seconded by Mr. Haase and a roll call vote taken:

Chairman Belko-Yes	Mr. DiMartile-Yes	Mr. Haase-Yes
Vice-Chairman Langi-Yes	Mr. Meagher-Yes	Mr. Palimeno-Yes
Mr. Pafumi-Yes	Mr. White-Yes	Mr. Lange-Yes

The motion passed 9-0

A motion to approve the Use Variance was made by Mr. Meager, seconded by Vice-Chairman Langi and a roll call vote taken:

Chairman Belko-No	Mr. DiMartile-No	Mr. Haase-No
Vice-Chairman Langi-No	Mr. Meagher-No	
Mr. Pafumi-No	Mr. White-No	

The motion was denied 7-0

A motion to deny the Minor Subdivision was made by Mr. Pafumi, seconded by Mr. White and a roll call vote taken:

Chairman Belko-Yes	Mr. DiMartile-Yes	Mr. Haase-Yes
Vice-Chairman-Yes	Mr. Meagher-Yes	Mr. Palimeno-Yes
Mr. Pafumi-Yes	Mr. White-Yes	Mr. Lange-Yes

The motion passed 9-0

Chairman Belko announced that the Complete Streets presentation and the setting of the 2013 meeting dates will be taken up at the December meeting.

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

The meeting ended at 10:50 pm.

Respectfully submitted  
John Leech