

Minutes

Woodbury City Combined Planning/Zoning Board

December 18, 2013

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, December 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 7:02 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
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. John Belko
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Ryan Lange

Absent: Councilman David Trovato
Mr. Robert Langi
Mr. Chuck Rose
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 October 16, 2013 was made by Mr. Belko, seconded by Mr. White and passed unanimously.

Certificates of Appropriateness:

A Taste of Philly Pretzels: Mr. Keith Rossi (Paint)
53 South Broad Street

A motion to approve the HPC application for 53 South Broad Street with the contingency of receiving the written verification from the HPC was made by Mr. Bosworth and seconded by Mr. Belko. Mr. Haase abstained from voting and the motion passed unanimously.

Boost Mobile: Mr. Omar Zayyad (Paint)
148 South Broad Street

A motion to approve the HPC application for 148 South Broad Street with the contingency of receiving the written verification from the HPC and that the orange window casing be painted white was made by Mr. Seigel and seconded by Mr. White. Mr. Haase abstained from voting and the motion passed unanimously.

New Application:

#P/Z-11-13 Applicant: PSE&G
Various Locations

Mr. Thomas Coleman, Esq. is representing PSE&G for this application.
Mr. Fiore swore in the following people for testimony:

Mr. Glen Catenacci, PSE&G
Mr. Joseph Barton, Information Outreach Sub-Contractor
Mr. William Rusciolelli, PE, Power Engineers
Mr. Joseph Zahora, Burns & McDonald, Overhead Line Project Manager
Mr. Richard Ronald, PSE&G
Mr. Kyle King, President K&R Consulting
Mr. Larry DiVietro, PE, Land Dimensions

Mr. Coleman gave the Board an overview of the application that is being presented to the Board. Mr. Coleman explained to the Board the types of variances that the applicant is seeking. Each of the applicants professionals explained the type of work that is proposed and what they're individual responsibilities to the project are.

Mr. Melvin presented his review letter.
Mr. Brier presented his review letter.

Board discussion followed.

A motion to take a 10 minute recess was made by Mr. Meagher, seconded by Mr. Lange and passed unanimously.

The recess ended at 9:28pm.

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

No one from the public spoke.

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

Mr. Fiore addressed the Board with regards to the types of relief that the applicant is seeking. The Board discussed the application further with the professionals.

A motion to grant a use variance for the tower heights including all of the testimony from the applicant's and Board's professionals was made Mr. Seigel, seconded by Mr. Bosworth. Mayor Volk did not participate with the use variance portion of this application and a roll call vote was taken:

Chairman Ferraino-Yes	Mr. Meagher-Yes	Mr. Haase-Yes
Mr. Seigel-Yes	Mr. White-Yes	
Mr. Belko-Yes	Mr. Bosworth-Yes	

The motion passed 7-0

A motion to grant the bulk set-back variances including all of the testimony from the applicant's and Board's professionals was made Mr. Seigel, seconded by Mr. Meagher and a roll call vote was taken:

Mayor Volk-Yes	Mr. Belko-Yes	Mr. Bosworth-Yes
Chairman Ferraino-Yes	Mr. Meagher-Yes	Mr. Haase-Yes
Mr. Seigel-Yes	Mr. White-Yes	Mr. Lange-Yes

The motion passed 9-0

A motion to grant a waiver of Site Plan including all of the testimony from the applicant's and Board's professionals was made Mr. Seigel, seconded by Mr. Meagher and a roll call vote was taken:

Mayor Volk-Yes

Mr. Belko-Yes

Mr. Bosworth-Yes

Chairman Ferraino-Yes

Mr. Meagher-Yes

Mr. Haase-Yes

Mr. Seigel-Yes

Mr. White-Yes

Mr. Lange-Yes

The motion passed 9-0

Old Business: P/Z-1-09 Mark & Kelly Antunes (Minor Sub Division)

497 Morris Street

A motion to authorize the preparation of a resolution granting the necessary extension was made by Mr. Belko, seconded by Mayor Volk and passed unanimously.

Chairman Ferraino read a letter from Jacob's Engineering regarding Conrail's railroad crossings and entered the letter in to the Board's minutes.

Mr. Meagher noted that there are no members from the public present.

The reorganization meeting will be held on Wednesday, January 15, 2014 at 7:00pm.

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

The meeting ended at 9:42 pm.

Respectfully submitted

John Leech