

Minutes

Woodbury City Combined Planning/Zoning Board

December 19, 2011

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, December 19, 2011 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 7:33 pm.

The Pledge of allegiance.

Chairman John 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.

Roll Call made by Mr. John Leech.

Present: Mayor Ronald Riskie
Chairman John Belko
Vice-Chairman Robert Langi
Mr. John Pafumi
Mr. Mark Meagher
Mr. David White
Mr. Joseph DiMartile
Mr. Thomas Haase
Mr. Joseph Palimeno
Ms. Mary Anne Tiedeken

Absent: Councilman Barry Sloane
Mr. Brian Bosworth
Mr. James Clancy-Board Engineer

Staff: Mr. Michael Aimino, Esq.-Board Solicitor
Ms. Pam Pelligrini-Board Planner
Mr. John Leech-Board Secretary

Chairman Belko informed the meeting the Board will not be taking action on 2 old business items. The Board will not take any action on the "Area in need of rehabilitation" and the "Redevelopment area".

Minutes

A motion to amend the minutes of the November 21, 2011 meeting to reflect that the Boards discussion of the "Redevelopment area" and "Area in need of rehabilitation" was prompted by a request from City Council was made by Mr. DiMartile, seconded by Mr. Pafumi and passed unanimously.

A motion to approve the amended minutes for the meeting held on November 21, 2011 was made by Mr. DiMartile, seconded by Mr. Pafumi and passed unanimously.

Certificate of Appropriateness: Mr. Haase gave a review of the Woodbury Historic Preservation Committees actions on the following application.

111 Hunter Street: Applicant- Andrea Downer (Rooftop Solar)

A motion to approve the HPC application for 111 Hunter Street with the HPC conditions was made by Mayor Riskie, seconded by Mr. Pafumi. Mr. Haase abstained from voting. The motion passed unanimously.

New Applications: **P/Z-14-11** John Pafumi (Bulk Variance/Site Plan Waiver)
34 Drexel Street

Mr. Pafumi stepped down from the dais and was sworn in by Mr. Aimino.

Mr. Pafumi is requesting a bulk variance to install a standby generator. Mr. Pafumi explained the conditions of his property and where he would like to place the generator.

Ms. Pelligrini gave an overview of the Planners review letter.

The Board discussed the cycling operation and the set back of the generator.

Chairman Belko read the review letter from the Board engineer.

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

A motion to approve the bulk variance and site plan waiver was made by Vice-Chairman Langi, seconded by Mr. Meager and passed unanimously.

Mr. Pafumi returned to the dais for the remainder of the meeting.

Chairman Belko announced that the application **P/Z-13-11** for Marvin and Joan Clark will be continued until the January 18, 2012 meeting. Public notice was given for this application and anyone in the audience will not be re-noticed for the January meeting.

Old Business: Windmill and Solar Panel Ordinance # 19-2011

The Board discussed the proposed Windmill and Solar Panel ordinance with the Board Solicitor and Planner.

Ms. Pelligrini explained the proposed Electronic Sign changes to the current ordinance.

Chairman Belko explained that a resolution for Electronic Signs will be prepared for the next meeting.

A motion for a resolution on Electronic Signs for the January 18, 2012 meeting was made by Mayor Riskie, seconded by Mr. Pafumi and passed unanimously.

Resolutions:

#19-2011 Recommending to the Mayor and City Council the Adoption of an ordinance Concerning Small Wind Energy Systems and Solar Energy Systems.

A motion to approve Resolution **#19-2011** was made by Mr. Pafumi, seconded by Mr. White and passed unanimously.

#20-2011 Setting Date and Time for 2012 Reorganization. Wednesday, January 18, 2012

A motion to approve **#20-2011** was made by Mr. Meagher, seconded by Mr. Pafumi and passed unanimously.

HPC #27-2011 30 North Broad Street

A motion to approve **HPC #27-2011** was made by Mr. Meagher and seconded by Mr. DiMartile.

A roll call vote was taken:

Mayor Riskie-Yes	Mr. Meager-Yes	Mr. DiMartile-Yes
Chairman Belko-Yes	Mr. White-Yes	Mr. Palimeno-Yes

The motion passed 6-0

HPC #28-2011 117 South Broad Street

Mayor Riskie stepped down from the dais during this resolution approval.

A motion to approve **HPC #28-2011** was made by Mr. Meagher and seconded by Mr. White.

A roll call vote was taken:

Chairman Belko-Yes	Mr. White-Yes	Mr. Palimeno-Yes
Mr. Meagher-Yes	Mr. DiMartile-Yes	

The motion passed 5-0

HPC #29-2011 121 North Broad Street

A motion to approve **HPC #29-2011** was made by Mr. Meagher and seconded by Mr. DiMartile.

A roll call vote was taken:

Mayor Riskie-Yes	Mr. Meager-Yes	Mr. DiMartile-Yes
Chairman Belko-Yes	Mr. White-Yes	Mr. Palimeno-Yes

The motion passed 6-0

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

The following people addressed the Board:

George Gallenthin-26 South Bayard Avenue, Woodbury, NJ

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

The Board discussed the Status of the Woodbury Country Club.

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

Chairman Belko wished everyone Happy Holidays.

The meeting ended at 8:22 pm.

Respectfully submitted
John Leech