

Minutes

Woodbury City Combined Planning/Zoning Board

July 18, 2011

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, July 18, 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 7:30 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. Brian Bosworth.

Present: Mayor Ronald Riskie
Chairman John Belko
Vice-Chairman Robert Langi
Mr. John Pafumi
Mr. Mark Meagher
Mr. David White
Mr. Joseph DiMartile
Mr. Brian Bosworth
Mr. Joseph Palimeno

Absent: Councilman Barry Sloane
Mr. Thomas Haase
Ms. Mary Anne Tiedeken
Mr. Marvin Clark
Mr. James Clancy-Board Engineer

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

Minutes

A motion to approve the minutes for the meeting held on June 20, 2011 was made by Vice-Chairman Langi, seconded by Mr. Pafumi and passed unanimously.

Certificate of Appropriateness: Ms. Rosemary Lukens gave a review of the Woodbury Historic Preservation Committees actions on the following application.

189 Delaware Street: Applicant-Jim & Jenny Davenport (Revisions to previous approvals)

A motion to approve the HPC application for 189 Delaware Street was made by Mr. Pafumi, seconded by Mr. Meagher and passed unanimously.

9 South Broad Street: Applicant-Ammar Amro (Boost Mobile) (Sign)

A motion to approve the HPC application for 9 South Broad Street was made by Vice-Chairman Langi, seconded by Mr. White, and passed unanimously.

445 Delaware Street: Applicant-Dale Davis (Fence)

A motion to approve the HPC application for 445 Delaware Street was made by Mr. Pafumi, seconded by Vice-Chairman Langi, and passed unanimously.

39 South Broad Street: Applicant-Philip Martorano (White aluminum trim on windows)
(Continued from last meeting)

Chairman Belko reeused himself from hearing this application and stepped down from the dais. Vice-Chairman Langi took over the meeting for this application.

The Board discussed the application with regards to removing awnings and painting at the building at 39 South Broad Street. The applicant was not present to answer any Board questions.

A motion to deny the application without prejudice was made by Mr. Pafumi, seconded by Mr. DiMartile, and passed unanimously.

Chairman Belko returned to the dais and ran the rest of the meeting.

Old Application: P/Z-5-11 Monique Armstead Wilson (Use Variance/Site Plan Waiver)
65 Watkins Avenue

A motion to deny the application for 65 Watkins Avenue without prejudice and entertain no further business until escrow is reinstated was made by Mr. Pafumi, seconded by Vice-Chairman Langi. Mr. Bosworth abstained from voting and passed unanimously.

A motion was made to authorize Mr. Aimino to send a letter to collect the amount of escrow to cover the cost of the application was made by Mr. Pafumi seconded by Mr. White; Mr. Bosworth abstained from voting.

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

The motion passed 7-0

Old Business:

Mr. Aimino and Ms. Pelligrini discussed the proposed solar panel and windmill ordinance.

The Board discussed the need for an ordinance to address Solar Panels and Windmills.

Resolutions:

HPC #08-2011 195 Delaware Street

A motion to approve Resolution **HPC #08-2011** was made by Vice-Chairman Langi and seconded by Mr. Meagher.

A roll call vote was taken:

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

The motion passed 8-0

HPC #09-2011 43 South Broad Street

A motion to approve **HPC #09-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

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

The motion passed 8-0

HPC #10-2011 48 South Broad Street

A motion to approve **HPC #10-2011** was made by Vice-Chairman Langi and seconded by Mr. Pafumi.

A roll call vote was taken:

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

The motion passed 8-0

HPC #11-2011 135 South Broad Street

A motion to approve **HPC #11-2011** was made by Vice-Chairman Langi and seconded by Mr. Meagher.

A roll call vote was taken:

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

The motion passed 8-0

HPC #12-2011 79-81 Cooper Street

A motion to approve **HPC #12-2011** was made by Vice-Chairman Langi and seconded by Mr. Pafumi.

A roll call vote was taken:

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

The motion passed 8-0

HPC #13-2011 326 Delaware Street

A motion to approve **HPC #13-2011** was made by Mr. White and seconded by Mr. Meagher.

A roll call vote was taken:

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

The motion passed 8-0

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

Ms. Rosemary Lukens inquired about a door being replaced in the Historic District.

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

Mayor Riskie informed the Board that alternate member Mr. Marvin Clark has resigned his position on the Board.

A motion to accept Mr. Clark's resignation was made by Mr. Pafumi, seconded by Vice Chairman Langi and passed unanimously.

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

The meeting ended at 8:11 pm.

Respectfully submitted
John Leech