

Minutes

Woodbury City Combined Planning/Zoning Board

June 20, 2011

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, June 20, 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: Chairman John Belko
Vice-Chairman Robert Langi
Mr. John Pafumi
Mr. Mark Meagher
Mr. David White
Mr. Joseph DiMartile
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Ms. Mary Anne Tiedeken
Mr. Marvin Clark

Absent: Mayor Ronald Riskie
Councilman Barry Sloane
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 May 16, 2011 was made by Vice-Chairman Langi, 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.

195 Delaware Street: Applicant-Thomas & Roberta Ward (Painting/Fence)

A motion to approve the HPC application for 106 North Broad Street was made by Mr. Pafumi, seconded by Mr. Meagher. Mr. Haase abstained from voting and the motion passed unanimously.

39 South Broad Street: Applicant-Phillip Martorano (Window Trim/Awnings/Paint)

Chairman Belko requested 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 continue the application until the July 18, 2011 meeting and have the applicant return to the Historic Review Committee for further review was made by Mr. Bosworth, seconded by Mr. Pafumi. Mr. Haase abstained from voting and the motion passed unanimously.

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

43 South Broad Street: Applicant-Chris Fasulo (Signage)

A motion to approve the HPC application for 43 South Broad Street was made by Vice-Chairman Langi, seconded by Mr. Meagher. Mr. Haase abstained from voting and the motion passed unanimously.

48 South Broad Street: Applicant-Metro PCS (Signage)

A motion to approve the HPC application for 48 South Broad Street was made by Vice-Chairman Langi, seconded by Mr. Pafumi. Mr. Haase abstained from voting and the motion passed unanimously.

135 South Broad Street: Applicant-Moss Rehabilitation/Linda Brown (Signage)

A motion to approve the HPC application for 135 South Broad Street was made by Mr. Pafumi, seconded by Vice-Chairman Langi. Mr. Haase abstained from voting and the motion passed unanimously.

79-81 Cooper Street: Applicant-Edward Appel, Esq. & E-Z Bail Bonds (Signage)

Mr. Philip DiPella of 521 Denise Court, Williamstown, NJ was sworn in Mr. Aimino and informed the Board that sign will be to the scale that was discussed at the HPC meeting.

A motion to approve the HPC application for 79-81 Cooper Street was made by Vice-Chairman Langi, seconded by Mr. Meagher. Mr. Haase abstained from voting and the motion passed unanimously.

326 Delaware Street: Applicant-Wayne Buckley (Pool/Fence)

A motion to approve the HPC application for 326 Delaware Street was made by Mr. Pafumi, seconded by Mr. Bosworth. Mr. Haase abstained from voting and the motion passed unanimously.

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

A motion to extend the application for 65 Watkins Avenue until the July 18, 2011 meeting with the waiving of all time requirements was made by Mr. Pafumi, seconded by Vice-Chairman Langi. Mr. Bosworth abstained from voting and roll call vote taken.

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

The motion passed 7-0

New Business:

Escrow Agreement Form:

The Board discussed the need for an Escrow Agreement Form for future applications.

A motion to approve an Escrow Agreement Form was made by Vice-Chairman Langi, seconded by Mr. White and passed unanimously.

Updating the Fee Ordinance:

The Board discussed reviewing the Fee Ordinance for the Combined Planning and Zoning Board.

A motion to authorize Mr. Aimino and Mr. Kernan to research the Fee Ordinance was made by Mr. Pafumi, seconded by Vice-Chairman Langi and passed unanimously.

Updating the Zoning Map:

The Board discussed updating and enhancing the Zoning Map.

A motion to authorize Mr. Kernan to update the Zoning Map was made by Vice-Chairman Langi, seconded by Mr. DiMartile and passed unanimously.

Solar Panels and Windmills:

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

Ms. Rosemary Lukens commented on the need for the ordinance.

A motion authorizing the Board Professionals to research Solar Panel and Wind Mill Ordinances was made by Mr. Meagher, seconded by Vice-Chairman Langi and passed unanimously.

Resolutions:

HPC #05-2011 106 North Broad Street

A motion to approve Resolution **HPC #05-2011** was made by Vice-Chairman Langi and seconded by Pafumi.

A roll call vote was taken:

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

The motion passed 7-0

HPC #06-2011 238 South Broad Street

A motion to approve **HPC #06-2011** 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. DiMartile-Yes	Mr. Meagher-Yes
Mr. Bosworth –Yes	Mr. White-Yes	Mr. Pafumi -Yes	

The motion 7-0

HPC #07-2011 22 Euclid Street

A motion to approve **HPC #07-2011** was made by Mr. Meagher and seconded by Vice-Chairman Langi.

A roll call vote was taken:

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

The motion 7-0

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

No one from the public spoke.

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

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

The meeting ended at 8:14 pm.

Respectfully submitted
John Leech