

Minutes

Woodbury City Combined Planning/Zoning Board

March 21, 2011

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, March 21, 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

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

Absent: Councilman Barry Sloane

Vice-Chairman Robert Langi

Mr. Marvin Clark

Staff: Mr. Michael Aimino, Esq.-Board Solicitor

Mr. Timothy Kernan-Board Planner

Mr. James Clancy-Board Engineer

Mr. John Leech-Board Secretary

Minutes

A motion to approve the minutes for the meeting held on February 22, 2011 was made by Mr. Pafumi, seconded by Mr. Meagher and passed unanimously.

Mr. Bosworth announced that the application for Ms. Monique Wilson will not be heard this evening because of lack of proper notice and other issues.

New Application: P/Z-1-11 Loubo Inc/Broadway Electric (Use Variance/Site Plan)
459 Mantua Avenue

Mayor Riskie recused himself from hearing this application and left the council dais before the hearing started.

Mr. Bosworth announced that alternate member Mr. Haase will be hearing this application.

Mr. Aimino swore in Mr. Mark Cimino (Applicants Attorney) and Greg Simons from GS Engineering.

The applicant's attorney Mr. Mark Cimino introduced himself and gave the Board an overview of the applicant's business and the solar panels that they would like to install at their site. Mr. Simons explained to the Board the layout of the applicant's site the proposed solar panels, and the surrounding businesses.

Mr. Aimino explained part of Mr. Kernan's review letter with regard to recent NJ State legislation.

Mr. Kernan explained his concerns from his review letter.

Mr. Simons answered some of Mr. Kernan's concerns and would like to add them to a perfected plan. More discussion followed.

The Board discussed the layout of the proposed solar panels, vehicles entering and leaving the property, paving and landscaping at the site.

The applicant agreed to provide the necessary information for items 3, 4, 5 & 6 of Mr. Kernan's review letter.

Mr. Clancy explained his concerns from his review letter.

The applicant agreed to provide the necessary information for the items Mr. Clancy's review letter.

The board discussed their concerns and comments of the review letters, bollards, and clearance heights of the new structure.

A motion to open the floor to public for this application was made by Mr. Pafumi, seconded by Mr. Bosworth and passed unanimously.

No one from the public spoke.

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

Mr. Cimino gave the Board a closing statement.

The Board further discussed building height, signage and landscaping.

A motion to approve the use variance and bulk variance for the front setback and that the applicant agrees to the requirements of the Planner and Engineer's letters, landscaping and height signs subject to the agreements agreed to was made by Mr. Pafumi, seconded by Vice-Chairman Langi. Board discussion followed.

A roll call vote was taken:

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

The motion passed 7-0

Mayor Riskie rejoined the meeting at 8:12 PM.

Mr. Antunes submitted a letter requesting a time extension for his subdivision approval.

Mr. Aimino explained the statutory time regulations for Board approvals.

A motion to grant a 6 month time extension for Mr. Antunes subdivision was made by Mr. Pafumi, seconded by Mr. Meagher and passed unanimously.

A motion to approve resolution **#12-2011** as prepared was made by Mr. Bosworth, seconded by Mr. DiMartile and a roll call vote taken.

Chairman Belko-Yes	Mr. Meagher-Yes	Mr. DiMartile-Yes
Mr. Pafumi-Yes	Mr. White-Yes	Mr. Bosworth-Yes

The motion passed 6-0

A motion to approve HPC resolution **#12-2011** was made by Mr. Pafumi, seconded by Mr. Haase and a roll call vote taken.

Chairman Belko-Yes	Mr. Meagher-Yes	Mr. DiMartile-Yes
Mr. Pafumi-Yes	Mr. White-Yes	Mr. Bosworth-Yes

The motion passed 6-0

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. Pafumi, seconded by Mr. Meagher and passed unanimously.

Mr. Aimino gave the Board a brief overview of how the Combined Planning and Zoning Board functions what the members roll in the process is.

The Mayor reminded the Board that the next Board meeting is on Monday, April 18, 2001 and the next agenda meeting is on Thursday, April, 14, 2011.

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

The meeting ended at 9:01 pm.

Respectfully submitted
John Leech