

Minutes

Woodbury City Combined Planning/Zoning Board

March 21, 2012

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, March 21, 2012 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.

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.

The Pledge of allegiance.

Roll Call made by Mr. Bosworth

Present: Mayor Ronald Riskie
Chairman John Belko
Vice-Chairman Langi
Mr. Joseph DiMartile
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Ryan Lange
Mr. Charles Mattern

Absent: Councilman Frank Connor
Mr. John Pafumi
Mr. Joseph Palimeno

Staff: Mr. Mark Shoemaker, Esq.-Board Solicitor
Mr. Timothy Kernan-Board Planner
Mr. Carl Gaskill-Board Engineer
Mr. John Leech-Board Secretary

Minutes:

A motion to approve the minutes for the meeting held on February 15, 2012 was made by Vice-Chairman Langi, seconded by Mayor Riskie and passed unanimously.

A motion to approve the minutes for the meeting held on February 16, 2012 was made by Vice-Chairman Langi, seconded by Mayor Riskie and passed unanimously.

New Business:

Chairman Belko announced that application **P/Z-15-11** King of Cars will be continued until the April 18, 2012 meeting and no other notice will be given.

City of Woodbury Resolution # 12-75: Authorizing the Planning/Zoning Board to Conduct a Preliminary Investigation to Determine Whether Block 154, Lot 8, 467 Cooper Street (commonly known as the Woodbury Country Club) Qualifies as a Redevelopment Area.

A motion to authorize the Planner to investigate the City of Woodbury resolution #12-75 regarding Block 154, Lot 8, 467 Cooper Street and report back at the April 18, 2012 meeting and have a public hearing was made by Mayor Riskie, 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.

232 Hunter Street: Applicant-Jacquallynn Knight (Repairs to exterior)

A motion to approve the HPC application for 232 Hunter Street was made by Mayor Riskie and seconded by Mr. White. Mr. Haase abstained from voting. The motion passed unanimously.

16 South Broad Street: Applicant-Khalil Elbanna/The County Seat (Signage/Paint colors)

A motion to approve the HPC application for 16 South Broad Street was made by Vice-Chairman Langi and seconded by Mr. DiMartile. Mr. Haase abstained from voting. The motion passed unanimously.

New Applications: **P/Z-3-12** Application for Minor Subdivision for Property located at
229 Holroyd Place

Mayor Riskie requested himself from hearing this application and stepped down from the dais. Mr. Michael Aimino, Esq City of Woodbury solicitor and Mr. James Clancy, PE City of Woodbury Engineer are representing the City of Woodbury for this application and were sworn in by Mr. Shoemaker.

Mr. Aimino explained to the Board the property that will be subdivided and its history with the City of Woodbury.

Mr. Clancy detailed the subdivision and the addressed fence encroachments on the property.

Mr. Kernan and Mr. Gaskill informed the Board that their comments have been addressed.

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

The following people addressed the Board:

Mr. Fred Kier 34 North Maple Avenue

Ms. Nora Leary 219 Holroyd place

Ms. Diane Pascu 76 North Maple Avenue

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

The Board discussed the application.

Mr. Shoemaker and Mr. Aimino discussed the front yard c-variance.

A motion to approve the application **P/Z-3-12** minor subdivision including the c variance and any other variance the Board sees fit was made by Vice-Chairman Langi, seconded by Mr. Bosworth and a roll call vote taken:

Chairman Belko-Yes

Mr. Meagher-Yes

Mr. Haase-Yes

Vice-Chairman Langi-Yes

Mr. White-Yes

Mr. Lange-Yes

Mr. DiMartile-Yes

Mr. Bosworth-Yes

Mr. Mattern-Yes

The motion was approved 9-0

Mayor Riskie rejoined the meeting.

Resolutions:

Resolution 13-2012 Resolution Granting a Use Variance for Property located at 1025 Lippincott Street

A motion to approve Resolution 13-2012 was made by Vice-Chairman Langi, seconded by Mr. White and a roll call vote taken:

Chairman Belko-Yes

Mr. Meagher-Yes

Vice-Chairman Langi-Yes

Mr. White-Yes

Mr. DiMartile-Yes

Mr. Bosworth-Yes

The motion passed 6-0

Resolution 14-2012: Resolution Granting a Use Variance for Property located at 55 Curtis Avenue

A motion to approve Resolution 14-2012 was made by Vice-Chairman Langi, seconded by Mr. Bosworth and a roll call vote taken:

Chairman Belko-Yes	
Vice-Chairman Langi-Yes	Mr. White-Yes
Mr. DiMartile-Yes	Mr. Bosworth-Yes

The motion passed 5-0

Resolution 15-2012: Resolution Granting Conditional Preliminary and Final Major Site Plan and Minor Subdivision Approval for Property located at 54 Oak Street

A motion to approve Resolution 15-2012 was made by Vice-Chairman Langi, seconded by Mr. Bosworth and a roll call vote taken:

Mayor Riskie-Abstained		
Chairman Belko-Yes	Mr. Meagher-Yes	Mr. Haase-Yes
Vice-Chairman Langi-Yes	Mr. White-Yes	
Mr. DiMartile-Yes	Mr. Bosworth-Yes	

The motion passed 7-0

Resolution HPC 5-2012 Issuing a Certificate of Appropriateness for 203-221 South broad Street, 22 West Barber Avenue and 20 High Street.

A motion to approve Resolution HPC 5-2012 was made by Vice-Chairman Langi, seconded by Mr. DiMartile and a roll call vote taken:

Mayor Riskie-Yes	
Chairman Belko-Yes	Mr. Meagher-Yes
Vice-Chairman Langi-Yes	Mr. White-Yes
Mr. DiMartile-Yes	Mr. Bosworth-Yes

The motion passed 7-0

Resolution 16-2012: Resolution Granting Preliminary and Final Major Site Plan Approval with Variances and Waivers for Property located at 203/221 South Broad Street, 22 West Barber Avenue and 20 High Street

A motion to approve Resolution 16-2012 was made by Mayor Riskie, seconded by Vice-Chairman Langi and a roll call vote taken:

Mayor Riskie-Yes	
Chairman Belko-Yes	Mr. Meagher-Yes
Vice-Chairman Langi-Yes	Mr. White-Yes
Mr. DiMartile-Yes	Mr. Bosworth-Yes

The motion passed 7-0

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

The following people addressed the Board:

James Gradwell 611 Cooper Street

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

A motion to adjourn the meeting was made by, seconded by Mayor Riskie and passed unanimously.

The meeting ended at 8:06 pm.

Respectfully submitted
John Leech