

Minutes

Woodbury City Combined Planning/Zoning Board

March 6, 2012

The following are the minutes of the Woodbury Combined Planning and Zoning Board special meeting that was held on Tuesday, March 6, 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 7:00 pm.

Chairman John Belko announced it was a special 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. Brian Bosworth.

Present: Mayor Ronald Riskie
Councilman Frank Connor
Chairman John Belko
Vice-Chairman Robert Langi
Mr. John Pafumi
Mr. Joseph DiMartile
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Mr. Ryan Lange

Absent: Mr. Charles Mattern

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

New Applications: P/Z-2-11 Pearson Beckham Realty, Inc
(Preliminary/Final Major Site Plan approval with Variances)
203 South Broad Street & 20-24 High Street

Mr. Matthew Beckham of Pearson Beckham Realty, Inc is seeking a Preliminary/Final Major Site Plan approval with Variances at 203 South Broad Street & 20-24 High Street.

Mr. Mark Aselta, Esq is representing the applicant and introduced Mr. Beckham's professional staff.

Mr. Terry Boomer, PE

Mr. Mark Moore, Architect

Mr. Gary Sharpe, Architect

Ms. Deanna Drum, PE Traffic

Mr. Shoemaker swore in Mr. Beckham's professional staff.

Mr. Aselta introduced Mr. Boomer to the Board and had him give an overview of the site currently then explain the proposed site plan. Mr. Boomer explained the traffic flow, parking, mechanical apparatus, knee walls, plantings and access easements.

Mr. Sharpe and Mr. Moore addressed the Board with regards to the building elevation design, facades, colors and materials that are proposed.

Chairman Belko asked the Board professionals to comment on the colors and building materials. Mr. Kernan inquired about the types of materials and colors that will be used on the building and a knee wall that are proposed.

Mr. Gaskill inquired about a roll-up door that is proposed for shopping cart storage.

The Board discussed the placement of the building, materials, colors, parking, landscaping and site layout.

The Board and applicant discussed the building colors and materials at length.

The Board recessed from 8:10-8:17

The Board summarized what it would like as to the colors and building materials to be used.

The Board discussed the mechanical equipment that will be used and where it will be placed.

Mr. Gaskill addressed his review letter and discussed his comments and concerns with the applicant and the Board.

Ms. Deanna Drum, PE addressed the Board with regard to the NJ Dot letter and traffic flow at and near the site.

The Board further discussed the truck traffic entering and leaving the site. The Board also discussed the conditions at the site and the types of sidewalk and landscaping that will be used. Mr. Gaskill finished discussing his review letter.

The Board discussed the truck delivery schedules and the truck movements on the site.

Mr. Kernan addressed his review letter and discussed his comments and concerns with the applicant and the Board.

Mr. Kernan discussed the size and type of signage, landscaping and the knee wall that is proposed with the applicant and Board.

The Board recessed from 10:18-10:26

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

A motion to waive the 10:30 rule to hear testimony was made by Mr. Pafumi, seconded by Mayor Riskie and passed unanimously.

The following people from the public addressed the Board:

Mr. James Gradwell-611 Cooper Street
Mr. Chuck Dahmer-619 West Centre Street
Mr. Richard Melchoir-323 Delaware Street
George Gallenthin-26 South Bayard Avenue

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

Mr. Aselta summarized the application and addressed a few of the points that have been raised.

The Board further discussed the application.

A motion to approve the application with the variances and waivers as recommended by the Planner especially in the developmental standards as part of his report and include the changes made in the color of the brick as it runs across the building, down the sides and above the glass and to incorporate all of the aspects of Mr. Moore's proposals to the Board and that the upper level colors will be infused into the materials that will be used was made by Mayor Riskie and seconded by Vice-Chairman Langi.

Mr. Pafumi questioned the aspects of the trucks entering and leaving the site. Also cars turning around on the site if it's feasible.

Mayor Riskie amended the motion to qualify the statements with regards to trucks entering and leaving the site as well as the feasibility of vehicles turning around on site.

A roll call vote was taken:

Mayor Riskie-yes Mr. DiMartile-Yes Mr. Bosworth-Yes
Councilman Connor-Yes Mr. Meager-Yes
Chairman Belko-Yes Mr. White-Yes
Vice-Chairman Langi-Yes Mr. Pafumi-Yes

The motion was approved 9-0

A subsequent amendment to install a panel door instead of the roll up door facing Barber Avenue and painted to match was made by Mr. Pafumi and seconded by Vice-Chairman Langi. Discussion followed. The applicant will make every effort to have the door consistent with the building design.

Mr. Pafumi and Vice-Chairman Langi withdrew their subsequent motion and second.

A roll call on the amended motion was taken:

Mayor Riskie-Yes Mr. DiMartile-Yes Mr. Bosworth-Yes
Councilman Connor-Yes Mr. Meager-Yes
Chairman Belko-Yes Mr. White-Yes
Vice-Chairman Langi-Yes Mr. Pafumi-Yes

The motion was approved 9-0

The applicant and Board discussed the prior denial of the Certificate of Appropriateness.

A motion to withdrawal the denial of the prior Certificate of Appropriateness and approve the Certificate of Appropriateness with conditions as they exist with the testimony tonight was made by Vice-Chairman Langi and seconded by Mr. Pafumi. Discussion followed.

Vice-Chairman Langi and Mr. Pafumi withdrew their motion and second.

A motion to rescind the previous denial of the Certificate of Appropriateness was made by Mr. Meagher, seconded by Mr. DiMartile and a roll call vote taken:

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

The motion was approved 5-0

A motion to approve the Certificate of Appropriateness subject to the conditions in the testimony given to the Board tonight was made by Vice-Chairman Langi, and seconded by Mayor Riskie.

A roll call vote was taken:

Mayor Riskie-Yes

Mr. DiMartile-Yes

Mr. Bosworth-Yes

Councilman Connor-Yes

Mr. Meager-Yes

Chairman Belko-Yes

Mr. White-Yes

Vice-Chairman Langi-Yes

Mr. Pafumi-Yes

The motion was approved 9-0

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

The meeting ended at 11:25 pm.

Respectfully submitted

John Leech