

Minutes
Woodbury City Combined Planning/Zoning Board
October 17, 2011

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, October 17, 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 7:31 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 (Arrived at 7:36)
Mr. Joseph DiMartile
Mr. Brian Bosworth
Mr. Thomas Haase
Mr. Joseph Palimeno
Ms. Mary Anne Tiedeken

Absent: Councilman Barry Sloane

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

Minutes

A motion to approve the minutes for the meeting held on September 19, 2011 was made by Mr. Pafumi, seconded by Mr. Palimeno and passed unanimously.

Certificate of Appropriateness: Mr. Haase gave a review of the Woodbury Historic Preservation Committees actions on the following application.

143 Delaware Street: Applicant- Budd Realty (Lighting)

A motion to approve the HPC application with the conditions stated for 143 Delaware Street was made by Mayor Riskie, seconded by Mr. Bosworth. Mr. Haase abstained from voting. The motion passed unanimously.

111 Hunter Street: Applicant-Patty & Andre Downer (Vinyl Siding)

The Board discussed the bump outs and ladder detail.

A motion to approve the vinyl siding and the home owner can install the "ladder detail" to the rest of the house if they choose to for 111 Hunter Street was made by Mayor Riskie, seconded by Mr. Pafumi. Mr. Haase abstained from voting. The motion passed unanimously.

36 South Broad Street: Applicant-Fox Fire Accessories/John Belko (Signage)

Mr. Belko is the applicant and stepped down from the dais. Vice-Chairman Langi replaced Mr. Belko for this application.

A motion to approve the HPC application with the conditions stated for 36 South Broad Street was made by Mr. Pafumi, seconded by Mr. White. Mr. Haase and Mr. Belko abstained from voting. The motion passed unanimously.

Mr. Belko returned to the dais for the rest of the evening.

46 Aberdeen Place: Applicant-Edgar Nelms (Painting/Roof)

A motion to approve the HPC application with the conditions stated for 46 Aberdeen Place was made by Mr. Pafumi, seconded by Mr. Langi. Mr. Haase abstained from voting. The motion passed unanimously.

19 South Broad Street: Applicant-Kemble Methodist Church (Roof)

Mr. A.J. Turner, 22 Holly Drive, West Deptford, NJ (Trustee) was sworn in for testimony by Mr. Aimino

The Board and Mr. Turner discussed the different types of roofing materials and costs.

A motion to approve the use asphalt shingles for 19 South Broad Street was made by Mr. Pafumi, seconded by Mr. Bosworth. Mr. Haase abstained from voting. The motion passed unanimously.

New Applications: P/Z-9-11 Hagner-Carr Inc. (Conditional Use)
1002 North Evergreen Avenue

Mr. James Gable Esq. is representing the applicants. Mr. Gable gave the Board an overview of the applicants business and the surrounding properties at 1002 North Evergreen. Mr. Gable also addressed the review letters from the Board Planner.

The Board Planner gave an overview of their review letters for this application.

Mr. Aimino swore in Mr. George Carr (President) and Mr. Charles Wilson (Vice President) and they explained the nature and hours of their business.

Mr. Aimino swore in the property owner Mr. Joseph Lieberman of 505 Old York Road, Jenkintown, PA. Mr. Lieberman explained the lighting and other conditions at this property.

The Board discussed the property and surrounding businesses.

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

Mary Spencer of 114-116 Deptford Avenue expressed concerns about the building across the Street from 1002 North Evergreen Avenue.

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

A motion to approve **P/Z-9-11** with the recommendation that the fence and lighting is adequate to Board Planners review and the granting of 30 day TCO was made by Mr. Langi, seconded by Mayor Riskie and a roll call vote taken. Mr. Pafumi abstained from voting on this application. A roll call vote was taken:

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

The motion passed 9-0

New Business: The Board discussed changing the sign ordinance with reference to changeable copy signs.

Resolutions:

#16-2011 Granting Use Variance, Bulk Variance, Waivers and Site Plan Approval to New Cingular Wireless PCS, LLC t/a AT&T, to modify and expand an existing telecommunications pole, with conditions (170 Gantt Avenue)

A motion to approve Resolution **#16-2011** was made by Mr. Meagher and seconded by Mr. Pafumi.

A roll call vote was taken:

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

The motion passed 7-0

#17-2011 Granting Use Variance, Bulk Variance, Waivers and Site Plan Approval to New Cingular Wireless PCS, LLC t/a AT&T, to modify and expand an existing telecommunications pole, with conditions (412 North Broad Street)

A motion to approve Resolution **#17-2011** was made by Mr. Meagher and seconded by Mr. Pafumi.

A roll call vote was taken:

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

The motion passed 7-0

HPC #20-2011 38 Cooper Street

A motion to approve **HPC #20-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

Mayor Riskie-Yes	Chairman Belko-Yes	Mr. Pafumi-Yes	Mr. Meagher-Yes
Mr. White-Yes	Mr. Bosworth-Yes	Mr. Palimeno-Yes	Ms. Tiedeken-Yes

The motion passed 8-0

HPC #21-2011 504 Delaware Street

A motion to approve **HPC #21-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

Mayor Riskie-Yes	Chairman Belko-No	Mr. Pafumi-Yes	Mr. Meagher-Yes
Mr. White-Yes	Mr. Bosworth-Yes	Mr. Palimeno-Yes	Ms. Tiedeken-Yes

The motion passed 7-1

A motion to open the meeting to the public was made by Mr. Bosworth, seconded by Mr. Meagher 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.

Mayor Riskie reminded everyone that the next Planning Board meeting will be on Monday, November 21, 2011.

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

The meeting ended at 8:33 pm.

Respectfully submitted
John Leech