

Minutes
Woodbury City Combined Planning/Zoning Board
September 19, 2011

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, September 19, 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

Mr. John Pafumi

Mr. Mark Meagher

Mr. Brian Bosworth

Mr. David White

Mr. Thomas Haase

Mr. Joseph Palimeno

Ms. Mary Anne Tiedeken

Absent: Councilman Barry Sloane

Vice-Chairman Robert Langi

Mr. Joseph DiMartile

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 August 15, 2011 was made by Mr. Pafumi, seconded by Mr. Meagher and passed unanimously.

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

38 Cooper Street: Applicant- Kathleen Jones (Roof)

A motion to approve the HPC application with the conditions stated for 38 Cooper Street was made by Mayor Riskie, seconded by Mr. Meagher. Mr. Haase abstained from voting.

A roll call vote was taken:

| | | | |
|-----------------------|--------------------|------------------|------------------|
| Mayor Ron 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

504 Delaware Street: Applicant-Judy Redrow (Roof/Siding/Windows/Doors/Shutters)

Mr. Edward Lynch, 109 Colonial Avenue, West Deptford, NJ is Ms. Redrow's contactor. Mr. Lynch explained to the Board the conditions pertaining to Ms. Redrow's home.

The Board discussed the HPC recommendations and the concerns Mr. Lynch had with some of the recommendations.

A motion to approve the use of replacement windows with exterior mutton bars, u-shaped rain gutters, asphalt roof shingles and vinyl siding for 504 Street was made by Mr. Pafumi, seconded by Mr. Meagher. Mr. Haase abstained from voting.

A roll call vote was taken:

| | | | |
|-----------------------|-------------------|------------------|------------------|
| Mayor Ron 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

New Applications: P/Z-7-11 New Cingular Wireless PCS, LLC (AT&T) (Use/Bulk/Site Plan)
170 Gantt Avenue (a/k/a 659 South Evergreen Avenue)

Mayor Riskie requested himself from hearing this application and stepped down from the dais.

The following professionals are representing the applicant and gave testimony to the Board.

Christopher Quinn, Esq.
Joseph Frega PE
Brock Riffel (Radio Frequency Engineer)
Peter Tolischus LPP

New Cingular Wireless is adding new ground equipment as well removing and installing antennas on their site at 170 Gantt Avenue.

The Board discussed the present conditions at the site.

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

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

A motion to approve the use variance for 170 Gantt Avenue was made by Mr. Pafumi, seconded by Mr. Meagher and a roll call vote taken.

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|--------------------|------------------|-----------------|------------------|
| 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

A motion to approve the major site plan, variances requested, waivers of conditions listed in the planners and engineers report and the landscaping done to the satisfaction of the Board professionals was made by Mr. Pafumi, seconded by Mr. Meagher and a roll call vote 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

P/Z-8-11 New Cingular Wireless PCS, LLC (AT&T) (Use/Bulk/Site Plan)
432 North Broad Street

Mayor Riskie requested himself from hearing this application also.

The following professionals are representing the applicant and gave testimony to the Board.

Christopher Quinn, Esq.
Joseph Frega PE
Brock Riffel (Radio Frequency Engineer)
Peter Tolischus LPP

New Cingular Wireless is adding new ground equipment as well removing and installing antennas on their site at 432 North Broad Street.

The Board discussed the present conditions at the site.

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

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

Mr. Herbert A. Budd Jr. of 7 North Childs Street, Woodbury, NJ informed the Board of his concerns at this site.

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

The Board further discussed concerns with this site.

A motion to approve the use variance for 432 North Broad Street was made by Mr. Pafumi, seconded by Mr. Meagher and a roll call vote 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

A motion to approve the major site plan, variances requested, waivers of conditions listed in the planners and engineers report, lighting, bollards and the landscaping done to the satisfaction of the Board professionals was made by Mr. Pafumi, seconded by Mr. Meagher and a roll call vote 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

Mayor Riskie rejoined the meeting.

Resolutions:

#17-2011 119 Hunter Street

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

A roll call vote was taken:

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

The motion passed 7-0

HPC #18-2011 136 South Broad Street

A motion to approve **HPC #18-2011** was made by Mayor Riskie and seconded by Mr. Bosworth.

A roll call vote was taken:

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

The motion passed 7-0

HPC #19-2011 47 High Street

A motion to approve **HPC #15-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

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

The motion passed 7-0

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

Mayor Riskie updated the Board on the status of the town clock. Mayor Riskie also reminded everyone of the Fall Parade.

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

The meeting ended at 9:00 pm.

Respectfully submitted
John Leech