

Minutes

Woodbury City Combined Planning/Zoning Board

December 16, 2015

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, December 16, 2015 in the Woodbury City Hall Council Chambers. The proceedings of the meeting are recorded 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 Sam Ferraino started the meeting at 7:20 pm.

Chairman Ferraino 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.

Pledge of allegiance

Roll Call made by Mr. Bosworth

Present: Mayor William Volk
Chairman Sam Ferraino
Vice-Chairman Mark Seigel
Mr. Mark Meagher
Ms. Latisha Marks
Mr. Christopher LaCroix
Mr. Brian Bosworth
Ms. Karlene O'Connor

Absent: Councilman David Swanson
Mr. Ryan Lange
Mr. Philip Hagerty

Staff: Mr. Charles Fiore-Board Solicitor
Mr. Paul Breier-Board Engineer
Mr. Robert Melvin-Board Planner
Mr. John Leech-Board Secretary

Minutes:

A motion to approve the minutes for the meeting held on November 18, 2015 was made by Vice-Chairman Seigel, seconded by Mayor Volk and passed unanimously.

Certificates of Appropriateness: James & Sharon Kneubuehl (New Fence)
643 Cooper Street

A motion to approve the application for 643 Cooper Street was made by Vice-Chairman Seigel, seconded by Ms. O'Connor and passed unanimously.

New Applications: P/Z-7-15 JJJ Real Estate Investment LLC (Use Variance/1st Floor Apartments)
121 North Broad Street

Mr. Richard Kaser, Esq. representing the applicant JJJ Real Estate LLC.

Mr. Kaser introduced Mr. Farshid Bagherpour, owner of JJJ Real Estate who was sworn in for testimony by Mr. Fiore.

Mr. Kaser presented the application to the Board, explaining the layout of the existing building, parking lot and etc. Mr. Bagherpour explained to the Board the layout of the first floor in its present state and the proposed changes if the application is granted.

Mr. Kaser and Mr. Bagherpour also gave the Board a brief history of the use of the building as it is currently used. Mr. Bagherpour stated that the second building in the rear of the main building is used for storage. Mr. Kaser also stated that the rear building is used for storage.

A motion to open the floor to the public was made by Mr. Meagher, seconded by Vice-Chairman Seigel and passed unanimously. The following people addressed the Board:

Ms. Erica Moon-404 Harding Street

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

Mr. Melvin addressed the Board with regard to his review letter.
The Board discussed the application further.

A motion to deny the application was made by Mr. Meagher, seconded by Ms. Marks and a roll call vote taken:

Chairman Ferraino-Yes	Mr. Meagher-Yes	Mr. LaCroix-Yes	Ms. O'Connor-Yes
Vice-Chairman Seigel-Yes	Ms. Marks-Yes	Mr. Bosworth-Yes	

The motion was approved 7-0

**P/Z-8-15 Holy Angels Parish (Use Variance/Site Plan/Bulk Variances)
85 Cooper Street**

Mr. Ronald Uzdavinis, Esq. is representing Holy Angels Parish.

Mr. Uzdavinis introduced Ms. Pam Pellegrini, PP., Mr. Thomas Sullivan and Mr. Robert Curtis from Holy Angels Parish. All were sworn in for testimony by Mr. Fiore.

Mr. Uzdavinis gave the Board an overview of the application that is being presented and the variances and relief that is being requested. Ms. Pellegrini addressed the Board in detail to the proposed site details and layout of the requested parking lot. The Board discussed a number of issues with Ms. Pellegrini and Mr. Curtis.

Mr. Breier addressed the Board with regard to his review letter to the applicant.

Mr. Melvin addressed the Board with regard to his review letter to the applicant.

A motion to open the floor to the public was made by Mr. Meagher, seconded by Vice-Chairman Seigel and passed unanimously. The following people addressed the Board:

Mr. Dion Smith-66 Curtis Avenue

Ms. Jacquelyn Knight-232 Hunter Street

Ms. Susan Novalsky-41 North Horace Street

Ms. Erica Moon-404 Harding Street

Ms. Donna Macko-Fister-808 Wilson Street, Cape May, NJ (68 Curtis Avenue)

A motion to extend the Board imposed deadline for testimony to 11:15pm was made by Mr. Meagher, seconded by Vice-Chairman Seigel and passed unanimously.

Ms. Heidi Louis-102 North Girard Street

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

The Board discussed the application further.

Mr. Fiore addressed the Board.

A motion to approve the use variance with a condition that the applicant will ask the County to allow an entrance on Railroad Avenue and that no more cars than what is allowed by the City code was made by Mr. Meagher, seconded by Vice-Chairman Seigel and a roll call vote taken:

Chairman Ferraino-Yes

Mr. Meagher-Yes

Mr. LaCroix-Yes

Ms. O'Connor-Yes

Vice-Chairman Seigel-Yes

Ms. Marks-Yes

Mr. Bosworth-Yes

The motion was approved 7-0

A motion to approve the sign and front yard variances was made by Vice-Chairman Seigel, seconded by Ms. Marks and a roll call vote taken:

Mayor Volk-No	Mr. Meagher-Yes	Mr. Bosworth-Yes
Chairman Ferraino-No	Ms. Marks-No	Ms. O'Connor-Yes
Vice-Chairman Seigel-Yes	Mr. LaCroix-Yes	

The motion passed 5-3

A motion to approve the waivers 10 parking spaces in a single row without a curb island, 2 trees for every 10 parking spaces, and landscaping area less than 4 feet wide between the property line and fence was made by Ms. Marks, seconded by Mr. Lacroix and a roll call vote taken:

Mayor Volk-No	Mr. Meagher-Yes	Mr. Bosworth-Yes
Chairman Ferraino-Yes	Ms. Marks-Yes	Ms. O'Connor-Yes
Vice-Chairman Seigel-Yes	Mr. LaCroix-Yes	

The motion passed 7-1

A motion to deny the waiver of a 4 foot high fence along the street right-of-way was made by Mr. Meagher, seconded by Mr. LaCroix and a roll call vote taken:

Mayor Volk-Yes	Mr. Meagher-Yes	Mr. Bosworth-No
Chairman Ferraino-Yes	Ms. Marks-Yes	Ms. O'Connor-Yes
Vice-Chairman Seigel-Yes	Mr. LaCroix-Yes	

The motion passed 7-1

A motion for preliminary and final site plan approval with all of the conditions placed on the record by the applicant and Board and Board Professionals was made by Vice-Chairman Seigel, seconded by Mr. Meagher and a roll call vote taken:

Mayor Volk-Yes	Mr. Meagher-Yes	Mr. Bosworth-Yes
Chairman Ferraino-Yes	Ms. Marks-Yes	Ms. O'Connor-Yes
Vice-Chairman Seigel-Yes	Mr. LaCroix-Yes	

The motion passed 8-0

Old Business: Discussion regarding the Inspire Study Area

Mr. Melvin gave the Board a brief status update with regard to the Inspire Study Area.

Resolutions:

A motion to approve resolution HPC-10-15 was made by Mr. Meagher and seconded by Mr. Bosworth and passed unanimously.

A motion to approve Historic Preservation Commission application with the exception of the 6 foot fence was made by Vice-Chairman Seigel, seconded by Mr. Bosworth and passed unanimously.

A motion to open the meeting to the public was made by Mr. Meagher, seconded by Ms. Marks and passed unanimously. The following people addressed the Board:

Ms. Jacquelyn Knight-232 Hunter Street

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

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

The meeting ended at 11:17 pm.

Respectfully submitted
John Leech