

**AGENDA**  
**CITY OF WOODBURY PLANNING/ZONING BOARD**  
**MEETING DATE: JANUARY 28, 2021, 7:00pm**

1. This is the regular monthly meeting of the City of Woodbury Planning/Zoning Board, being held on January 28, 2021. due notice of this meeting was duly given in accordance with the requirements of the Open Public Meeting Laws of the State of New Jersey.
2. Pledge of Allegiance.
3. Swearing in of Board Members (Charles Thomas, Joseph Martorano, and Ken McIlvaine)
4. Roll Call by John Leech
5. REORGANIZATION MEETING
  - A. Election of Chairperson
  - B. Election of Vice Chairperson
  - C. Election of Secretary
  - D. Election of Alternate Secretary
  - E. Resolution to Select Solicitor: Resolution (PZ-1-2021)
  - F. Resolution to Select Engineer: Resolution (PZ-2-2021)
  - G. Resolution to Select Planning Consultant: Resolution (PZ-3-2021)
  - H. Resolution of Meeting Dates: Resolution (PZ-4-2021)
  - I. Resolution of Official Newspapers: Resolution (PZ-5-2021)
  - J. Resolution of Sums to be Paid for Notice: Resolution (PZ-6-2021)
  - K. Resolution Adopting Rules and Regulations: Resolution (PZ-7-2021)
6. Approval of Minutes of Meeting held on December 17, 2020.
7. Resolution 20-52 from City Council regarding a preliminary investigation of blocks 84, 85 & 86 for redevelopment.
8. Resolutions:
  - a. PZ-1-2021: RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY APPOINTING SOLICITOR AND AUTHORIZING AGEEMENT FOR LEGAL SERVICE
  - b. PZ-2-2021: RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY APPOINTING ENGINEER AND AUTHORIZING AGEEMENT FOR ENGINEER SERVICES

- c. PZ-3-2021: RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY APPOINTING PLANNER AND AUTHORIZING AGEEMENT FOR PLANNING SERVICES
- d. PZ-4-2021: RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY SETTING MEETING DATES FOR 2021
- e. PZ-5-2021: RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY DESIGNATING OFFICIAL NEWSPAPERS
- f. PZ-6-2021: RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY SETTING FEE
- g. PZ-7-2021: RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY SETTING RULES FOR 2021
- h. RESOLUTION NO. 21-52 A RESOLUTION OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, DIRECTING THE CITY COMBINED PLANNING AND ZONING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 84, LOTS 1, 2, 4, 4.01 AND 6, BLOCK 85, LOTS 1, 2, 3, 4, 5, 24, 24.01 24.02 AND 24.03, AND BLOCK 86, LOTS 1, 1.01, 2, 3.01, 7, 13, 14 AND 16 OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS DEFINED IN N.J.S.A. 40A:12A-6, WITH THE POWER OF CONDEMNATION

9. Open to the Public

10. Motion to Adjourn

**RESOLUTION NO. 20-52**

**A RESOLUTION OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, DIRECTING THE CITY COMBINED PLANNING AND ZONING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 84, LOT 4, BLOCK 85, LOTS 1, 3, 4, 5, AND 24.02, AND BLOCK 86, LOTS 1, 2, 7, 13 AND 14 OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS DEFINED IN N.J.S.A. 40A:12A-6, WITH THE POWER OF CONDEMNATION**

**WHEREAS**, the governing body of the City of Woodbury seeks to undertake a redevelopment effort within the City; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the City Council of the City of Woodbury considers it to be in the best interest of the City to have the City's Planning Board conduct such an investigation regarding **BLOCK 84, LOTS 1, 2, 4, 4.01, AND 6, BLOCK 85, LOTS 1, 3, 4, 5, 24, 24.01, 24.02 AND 24.03, AND BLOCK 86, LOTS 1, 1.01, 2, 3.01, 7, 13 AND 14** which parcels are currently in private ownership, as described and delineated on the official Tax Map of the City of Woodbury; and

**WHEREAS**, such preliminary investigation will be designed to evaluate such area to determine whether designation of these properties as an "area in need of redevelopment" is in conformance with statutory criteria and the City's efforts toward redevelopment, pursuant to the Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, County of Gloucester, that:

1. The Combined Planning and Zoning Board of the City of Woodbury is hereby directed to conduct a preliminary investigation to determine whether the aforementioned parcels are an area in need of redevelopment according to the criterion set forth in N.J.S.A. 40A:12A-5;

2. The Combined Planning and Zoning Board of the City of Woodbury is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment area, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6 and to draft a report/Resolution containing its findings;

3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain (“Condemnation Redevelopment Area”) as to all property within the redevelopment area;

4. The results of such preliminary investigation shall be submitted to the City Council for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

**ADOPTED** at a meeting of the City Council of the City of Woodbury, Gloucester County, on January 6, 2021.

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**PHILIP HAGERTY**  
**President of Council**

**ATTEST:** \_\_\_\_\_  
**CASSIDY L. SWANSON**  
**Acting City Clerk**

Council Member	Ayes	Nays	Abstain	Absent
Councilwoman Carter				
Councilman Fleming				
Councilman Merinuk				
Councilwoman Miller				
Councilman Miller				

Councilwoman Moore				
Councilwoman O'Connor				
Councilwoman Parker				
Council President Hagerty				
Mayor Sickel				

**CERTIFICATION**

I, Cassidy L. Swanson hereby certify that the foregoing Resolution was adopted by the City Council, of the City of Woodbury, in the County of Gloucester and State of New Jersey at a meeting held on **January 6, 2021** at the Municipal Building, 33 Delaware Street, Woodbury, New Jersey 08096.

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Cassidy L. Swanson  
Acting City Clerk

**RESOLUTION P/Z-2-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY APPOINTING ENGINEER AND AUTHORIZING**  
**AGREEMENT FOR ENGINEER SERVICES**

**WHEREAS**, there exists a need for professional legal services to be performed for the Planning/Zoning Board of the City of Woodbury for the year 2021; and

**WHEREAS**, funds are or will be available for this purpose; and

**WHEREAS**, N.J.S.A. 40A:11-5 of the Local Public Contracts Law provides that an agreement for professional services of this character may be made without public advertising for bids and bidding (without competitive bidding); and

**WHEREAS**, N.J.S.A. 40A:11-5 of the Local Public Contracts Law requires that a brief notice of such agreement must be publicly advertised in a newspaper authorized by law to publish its legal advertisements and that the resolution authorizing such agreement must be on file and available for inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning/Zoning Board of the City of Woodbury as follows:

1. **FEDERICI & AKIN** of 307 Greentree Road, Sewell, New Jersey 08080, be and is hereby appointed Engineering for the Planning/Zoning Board of the City of Woodbury for the year 2021.

2. The Chairman and Secretary of the Planning/zoning Board are hereby authorized and directed to enter into an agreement with **FEDERICI & AKIN** to furnish engineering services for the year 2021, subject to compliance by the attorney with all of the Affirmative Action requirements and Rules and Regulations of the State of New Jersey and subject to the approval of a fee schedule by the City of Woodbury governing body.

3. This agreement is executed without competitive bidding as a professional service under the provisions of the Local Public Contracts Law, N.J.S.A. 40A: 11-5(1)(a)(i), because it is for services provided under and through recognized professions, licensed, and regulated by law for which it is not possible to obtain competitive bids.

4. A notice of this action shall be published once in the official newspaper of the Planning/Zoning Board of the City of Woodbury as required by law.

5. A copy of this resolution and appropriate agreement shall be placed on file and be available for public inspection in the office of the Clerk of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey 08096.

**RESOLUTION P/Z-2-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY APPOINTING ENGINEER AND AUTHORIZING**  
**AGEEMENT FOR ENGINEER SERVICES**

6. This contract was advertised and was awarded pursuant to a fair and open process in accordance with the provisions of N.J.S.A. 19:44A-20.4 et seq., with the award of the contract being in the best interest and the most advantageous to the City of Woodbury considering all factors.

**PLANNING/ZONING BOARD OF THE**  
**CITY OF WOODBURY**

\_\_\_\_\_  
**SAM FERRAINO, Chairman**

**ATTEST:**

The foregoing Resolution was duly adopted at the Annual Reorganization Meeting of the Planning/Zoning Board of the City of Woodbury held on the 28<sup>th</sup> day of January, 2021 in the meeting room of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey, with a vote of \_\_\_ to approve, \_\_\_ to oppose and \_\_\_ to abstain.

\_\_\_\_\_  
**JOHN LEECH, Secretary**

**RESOLUTION P/Z-3-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY APPOINTING PLANNER AND AUTHORIZING AGEEMENT**  
**FOR PLANNING SERVICES**

**WHEREAS**, there exists a need for professional planning services to be performed for the Planning/Zoning Board of the City of Woodbury for the year 2021; and

**WHEREAS**, funds are or will be available for this purpose; and

**WHEREAS**, N.J.S.A. 40A:11-5 of the Local Public Contracts Law provides that an agreement for professional services of this character may be made without public advertising for bids and bidding (without competitive bidding); and

**WHEREAS**, N.J.S.A. 40A:11-5 of the Local Public Contracts Law requires that a brief notice of such agreement must be publicly advertised in a newspaper authorized by law to publish its legal advertisements and that the resolution authorizing such agreement must be on file and available for inspection.

**NOW, THEREFORE, BE IT RESOLVED** by the Planning/Zoning Board of the City of Woodbury as follows:

1. **PENNONI ASSOCATES INC**, of 2 Aquarium Drive, Suite 320, Camden, New Jersey 08103, be and is hereby appointed Professional Planner for the Planning/Zoning Board of the City of Woodbury for the year 2021.

2. The Chairman and Secretary of the Planning/Zoning Board are hereby authorized and directed to enter into an agreement with **PENNONI ASSOCATES INC** to furnish said services for the year 2021, subject to compliance by the attorney with all of the Affirmative Action requirements and Rules and Regulations of the State of New Jersey and subject to the approval of a fee schedule by the City of Woodbury governing body.

3. This agreement is executed without competitive bidding as a professional service under the provisions of the Local Public Contracts Law, N.J.S.A. 40A: 11-5(1)(a)(i), because it is for services provided under and through recognized professions, licensed, and regulated by law for which it is not possible to obtain competitive bids.

4. A notice of this action shall be published once in the official newspaper of the Planning/Zoning Board of the City of Woodbury as required by law.

5. A copy of this resolution and appropriate agreement shall be placed on file and be available for public inspection in the office of the Clerk of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey 08096.



**RESOLUTION P/Z-3-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY APPOINTING PLANNER AND AUTHORIZING AGEEMENT**  
**FOR PLANNING SERVICES**

6. This contract was advertised and was awarded pursuant to a fair and open process in accordance with the provisions of N.J.S.A. 19:44A-20.4 et seq., with the award of the contract being in the best interest and the most advantageous to the City of Woodbury considering all factors.

**PLANNING/ZONING BOARD OF THE**  
**CITY OF WOODBURY**

\_\_\_\_\_  
**SAM FERRAINO, Chairman**

**ATTEST:**

The foregoing Resolution was duly adopted at the Annual Reorganization Meeting of the Planning/Zoning Board of the City of Woodbury held on the 28<sup>th</sup> day of January, 2021 in the meeting room of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey, with a vote of \_\_\_ to approve, \_\_\_ to oppose and \_\_\_ to abstain.

\_\_\_\_\_  
**JOHN LEECH, Secretary**

**RESOLUTION P/Z-4-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY SETTING MEETING DATES FOR 2021**

**WHEREAS**, the Open Public Meeting Act, N.J.S.A. 10:4-6 et, seq., requires an annual notice of regularly scheduled meeting of this body be made public.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the City of Woodbury, County of Gloucester and State of New Jersey, that the regular stated meetings, for the year 2021 will be held as set forth below. Said meetings shall commence at 7:00 p.m., prevailing time and shall be held in City Hall, 33 Delaware Street, Woodbury, New Jersey, unless otherwise stated. The dates of such meeting are as follows:

Thursday, January 28, 2021	Thursday, July 22, 2021
Thursday, February 25, 2021	Thursday, August 26, 2021
Thursday, March 25, 2021	Thursday, September 23, 2021
Thursday, April 22, 2021	Thursday, October 28, 2021
Thursday, May 27, 2021	Thursday, November 18, 2021 (3 <sup>rd</sup> Thursday)
Thursday, June 24, 2021	Thursday, December 16, 2021 (3 <sup>rd</sup> Thursday)

**PLANNING/ZONING BOARD OF THE**  
**CITY OF WOODBURY**

\_\_\_\_\_  
**SAM FERRAINO, Chairman**

**ATTEST:**

The foregoing Resolution was duly adopted at the Annual Reorganization Meeting of the Planning/Zoning Board of the City of Woodbury held on the 28<sup>th</sup> day of January, 2021 in the meeting room of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey, with a vote of \_\_\_ to approve, \_\_\_ to oppose and \_\_\_ to abstain.

\_\_\_\_\_  
**JOHN LEECH, Secretary**

**RESOLUTION P/Z-5-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY DESIGNATING OFFICIAL NEWSPAPERS**

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq., requires that certain notice of meeting be submitted to at least two (2) newspapers, one of which shall be designated the official newspaper; and

**WHEREAS**, the newspaper designated by this body's area of jurisdiction of such meetings; and

**WHEREAS**, it is the opinion of the Planning/Zoning Board of the City of Woodbury, County of Gloucester and State of New Jersey, that the Courier-Post Newspaper of Cherry Hill, New Jersey and the Philadelphia Inquirer-South Jersey Edition have the greatest likelihood of informing the public within the City of Woodbury jurisdictional area of the meetings of this body.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the City of Woodbury, County of Gloucester and State of New Jersey, as follows:

1. The Courier-Post Newspaper of Cherry Hill, New Jersey, is hereby designated as the official newspaper and the Philadelphia Inquirer-South Jersey Edition is designated as the secondary newspaper of the Planning/Zoning Board of the City of Woodbury to receive all notices of meetings as required under the Open Public Meetings Act; and

2. This resolution shall take effect immediately.

**PLANNING/ZONING BOARD OF THE**  
**CITY OF WOODBURY**

\_\_\_\_\_  
**SAM FERRAINO, Chairman**

**RESOLUTION P/Z-5-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY DESIGNATING OFFICIAL NEWSPAPERS**

**ATTEST:**

The foregoing Resolution was duly adopted at the Annual Reorganization Meeting of the Planning/Zoning Board of the City of Woodbury held on the 28<sup>th</sup> day of January, 2021 in the meeting room of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey, with a vote of \_\_\_\_ to approve, \_\_\_\_ to oppose and \_\_\_\_ to abstain.

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**JOHN LEECH, Secretary**

**RESOLUTION P/Z-6-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY SETTING FEES**

**WHEREAS**, the Open Public Meetings Act, N.J.S.A. 10:4-6 et. seq., permits a public body to fix a reasonable sum to be charged to a person requesting a copy of any regular meeting schedule, revision thereto, and advanced written notice of any regular, special or rescheduled meeting of such body to be mailed to them individually; and

**WHEREAS**, the said sum may be fixed by Resolution of the public body to cover the costs of providing such notice; and

**WHEREAS**, pursuant to N.J.S.A. 10:4-19, said Resolution may provide that notice requested by the news media shall be mailed to such news media free of charge.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the City of Woodbury, County of Gloucester and State of New Jersey, as follows:

1. Each person requesting that individuals notice as required under the terms of the Open Public Meetings Act be mailed to him/her, shall pay annually in advance to the City of Woodbury Planning/Zoning Board the sum of **\$10.00** to costs thereof.

2. Requests for such individual notices made by the news media shall be granted to said media free of charge.

3. The sum herein designated is subject to change upon the adoption of a resolution affecting such change duly passed by this Board.

4. This Resolution shall take effect immediately.

**PLANNING/ZONING BOARD OF THE**  
**CITY OF WOODBURY**

\_\_\_\_\_  
**SAM FERRAINO, Chairman**

**RESOLUTION P/Z-6-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY SETTING FEES**

**ATTEST:**

The foregoing Resolution was duly adopted at the Annual Reorganization Meeting of the Planning/Zoning Board of the City of Woodbury held on the 28<sup>th</sup> day of January, 2021 in the meeting room of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey, with a vote of \_\_\_ to approve, \_\_\_ to oppose and \_\_\_ to abstain.

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**JOHN LEECH, Secretary**

**RESOLUTION P/Z-7-2021**  
**RESOLUTION OF THE PLANNING/ZONING BOARD OF THE CITY OF**  
**WOODBURY SETTING RULES FOR 2021**

**WHEREAS**, rules have previously been adopted by the Planning/Zoning Board of the City of Woodbury; and

**WHEREAS**, the Planning/Zoning Board of the City of Woodbury wishes to continue these rules and regulations for the year 2021.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning/Zoning Board of the City of Woodbury, County of Gloucester and State of New Jersey that the Rules and Regulations, a copy of which is attached hereto, shall continue in effect for the year 2020:

1. This Resolution shall take effect immediately.

**PLANNING/ZONING BOARD OF THE**  
**CITY OF WOODBURY**

\_\_\_\_\_  
**SAM FERRAINO, Chairman**

**ATTEST:**

The foregoing Resolution was duly adopted at the Annual Reorganization Meeting of the Planning/Zoning Board of the City of Woodbury held on the 28<sup>th</sup> day of January, 2021 in the meeting room of the City of Woodbury, 33 Delaware Street, Woodbury, New Jersey, with a vote of \_\_\_ to approve, \_\_\_ to oppose and \_\_\_ to abstain.

\_\_\_\_\_  
**JOHN LEECH, Secretary**

**RESOLUTION NO. 20-52**

**A RESOLUTION OF THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, DIRECTING THE CITY COMBINED PLANNING AND ZONING BOARD TO CONDUCT A PRELIMINARY INVESTIGATION TO DETERMINE WHETHER BLOCK 84, LOTS 1, 2, 4, 4.01 AND 6, BLOCK 85, LOTS 1, 2, 3, 4, 5, 24, 24.01 24.02 AND 24.03, AND BLOCK 86, LOTS 1, 1.01, 2, 3.01, 7, 13, 14 AND 16 OR ANY PART THEREOF IS AN AREA IN NEED OF REDEVELOPMENT AS DEFINED IN N.J.S.A. 40A:12A-6, WITH THE POWER OF CONDEMNATION**

**WHEREAS**, the governing body of the City of Woodbury seeks to undertake a redevelopment effort within the City; and

**WHEREAS**, N.J.S.A. 40A:12A-6 authorizes the governing body of any municipality, by Resolution, to have its Planning Board conduct a preliminary investigation to determine whether any area of the municipality is a redevelopment area pursuant to the criteria contained in N.J.S.A. 40A:12A-5; and

**WHEREAS**, the City Council of the City of Woodbury considers it to be in the best interest of the City to have the City's Planning Board conduct such an investigation regarding **BLOCK 84, LOTS 1, 2, 4, 4.01 AND 6 BLOCK 85, LOTS 1, 2, 3, 4, 5, 24, 24.01, 24.02 AND 24.03, AND BLOCK 86, LOTS 1, 1.01, 2, 3.01, 7, 13, 14 AND 16** which parcels are currently in private ownership, as described and delineated on the official Tax Map of the City of Woodbury; and

**WHEREAS**, such preliminary investigation will be designed to evaluate such area to determine whether designation of these properties as an "area in need of redevelopment" is in conformance with statutory criteria and the City's efforts toward redevelopment, pursuant to the Master Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Woodbury, County of Gloucester, that:



1. The Combined Planning and Zoning Board of the City of Woodbury is hereby directed to conduct a preliminary investigation to determine whether the aforementioned parcels are an area in need of redevelopment according to the criterion set forth in N.J.S.A. 40A:12A-5;

2. The Combined Planning and Zoning Board of the City of Woodbury is hereby directed to study the aforementioned parcels, to develop a map showing the boundaries of the proposed redevelopment area, to provide public notice and conduct public hearings pursuant to N.J.S.A. 40A:12A-6 and to draft a report/Resolution containing its findings;

3. Pursuant to N.J.S.A. 40A:12A-6 the redevelopment area determination shall authorize the municipality to use all those powers provided by the Legislature for use in a redevelopment area including the power of eminent domain (“Condemnation Redevelopment Area”) as to all property within the redevelopment area;

4. The results of such preliminary investigation shall be submitted to the City Council for review and approval in accordance with the provisions of the New Jersey Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq.

**ADOPTED** at the annual reorganization meeting of the Mayor and City Council of the City of Woodbury held January 6, 2021.