

Minutes
Woodbury City Combined Planning/Zoning Board
January 15, 2014

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, January 15, 2014 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.

Mr. Bosworth started the meeting at 7:00 PM.

Mr. Bosworth announced it the re-organization and 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

Mayor Volk swore in -the new members appointed to the Board. (Mr. Brian Bosworth, Mr. Mark Meagher, Mr. Robert Langi and Ms. Leticia Marks)

Roll Call made by Mr. Bosworth.

Present: Mayor William Volk
Councilman David Trovato
Mr. Sam Ferraino
Mr. Mark Seigel
Mr. John Belko
Mr. Robert Langi
Mr. Mark Meagher
Mr. Robert Lange
Mr. Mr. Brian Bosworth
Ms. Leticia Marks

Absent: Ms. Julie Behrndt

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

Nominations:

A. Election of Chairman

A motion to nominate Mr. Ferraino as Chairman was made by Mr. Seigel seconded by Mayor Volk and passed unanimously.

Chairman Ferraino took control of the meeting.

B. Election of Vice Chairman

A motion to nominate Mr. Seigel as Vice Chairman was made by Councilman Trovato seconded by Chairman Ferraino and passed unanimously.

C. Election of Secretary

A motion to nominate Mr. Leech as Secretary was made by Mr. Bosworth seconded by Mr. Meagher and passed unanimously.

D. Election of Alternate Secretary

A motion to nominate Mr. Bosworth as Alternate Secretary was made by Councilman Trovato seconded by Vice-Chairman Seigel and passed unanimously.

E. Nomination and Resolution **PZ-1-2014** selecting and appointing Solicitor. (Mr. Charles Fiore Esq.)

F. Nomination and Resolution **PZ-2-2014** selecting and appointing Engineer. (Federici & Aikin Engineering-Mr. Paul Breier)

G. Nomination and Resolution **PZ-3-2014** selecting and appointing Planner. (Group Melvin Design-Mr. Robert Melvin)

H. Resolution of monthly meeting dates. (The 3rd Wednesday of the month) (**PZ-4-2014**)

I. Resolution of official newspaper. (**PZ-5-2014**)

J. Resolution of sums to be paid for notices. (**PZ-6-2014**)

K. Resolution adopting Rules & Regulations. (**PZ-7-2014**)

A motion to adopt resolution items E thru K as a block was made by Councilman Trovato seconded by Mr. Langi and passed unanimously.

Minutes

A motion to approve the minutes for the meeting held on December 18, 2013 was made by Mr. Bosworth and seconded by Mayor Volk. Councilman Trovato abstained from voting. The motion passed unanimously.

New Applications: P/Z-1-14 PF Woodbury, LLC (Site Plan Approval) 630 Mantua Avenue

Mr. Stephen Nehmad, Esq is representing PF Woodbury LLC for this application.

Mr. Nehmad gave the Board a brief explanation of the application that is being presented.

Mr. Fiore swore in Mr. Renaro and Mr. Wright for testimony.

Mr. Nehmad introduced Mr. Samuel Renaro, PE and Mr. Carl Wright, owner of PF Woodbury, LLC.

Mr. Renaro gave the Board an overview of the conditions of the existing site and surrounding area. Mr. Renaro also explained the planned development at the site. Mr. Renaro informed the Board of the design waivers that the applicant is seeking which are:

A waiver of the requirement of an island where there are more than 10 parking spaces.

A waiver of a planted buffer along the north side of the site.

A waiver from the 5% internal landscaping requirement.

A waiver from the number of shade trees that is required. The applicant stated that they will plant trees along the street line and plant shade trees at the corner island.

Mr. Melvin discussed his review letter with the Board and applicant.

Mr. Breier discussed his review letter with the Board and applicant.

Mr. Wright addressed the Board and answered any questions they had.

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

No one from the public spoke.

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

A motion to approve the Site Plan with the conditions stated by the Board and Applicants Professionals was made by Mr. Meagher, seconded by Vice-Chairman Seigel and a roll call vote taken:

Mayor Volk-Yes

Vice-Chairman Seigel-Yes

Mr. Meagher-Yes

Councilman Trovato-Yes

Mr. Belko-Yes

Mr. Lange-Yes

Chairman Ferraino-Yes

Mr. Langi-Yes

Mr. Bosworth-Yes

The motion passed 9-0

A motion to waive the Performance Guarantee and for the applicant to provide a cost estimate and post the Engineer inspection fees was by Vice-Chairman Seigel, seconded by Mr. Langi and a roll call vote taken:

Mayor Volk-Yes	Vice-Chairman Seigel-Yes	Mr. Meagher-Yes
Councilman Trovato-Yes	Mr. Belko-Yes	Mr. Lange-Yes
Chairman Ferraino-Yes	Mr. Langi-Yes	Mr. Bosworth-Yes

The motion passed 9-0

RESOLUTIONS:

1. Resolution **PZ-8-2014** –PSE&G (Bulk/Use Variance/Site Plan Waiver)

A motion to approve Resolution **PZ-8-2014** was made by Vice-Chairman Seigel, seconded by Mr. Bosworth and passed unanimously.

2. Resolution **HPC-1-2014** –Taste of Philly (Exterior Paint)

A motion to approve Resolution **HPC-1-2014** was made by Mr. Belko seconded by Mr. Meagher and passed unanimously.

3. Resolution **HPC-2-2014**– Omar Zayad (Exterior Paint)

A motion to approve Resolution **HPC-2-2014** was made by Mr. Bosworth seconded by Mr. Langi and passed unanimously.

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

No one from the public spoke.

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

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

The meeting ended at 7:53 pm.

Respectfully submitted
John Leech