

## **Minutes**

### **Woodbury City Combined Planning/Zoning Board**

**April 15, 2015**

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, April 15, 2015 in the Woodbury City Hall Council Chambers. The proceedings of the meeting were unable to be recorded due to equipment malfunction. Copies of resolutions of approval or denial are on file with the Administrative Officer.

Chairman Sam Ferraino started the meeting at 7:04 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

Board member Ms. Latisha Marks was sworn in by Mr. Fiore.

Roll Call made by Mr. Bosworth

Present: Mayor William Volk  
Councilman David Swanson  
Chairman Sam Ferraino  
Vice-Chairman Mark Seigel  
Mr. Mark Meagher  
Mr. Christopher LaCroix  
Mr. Brian Bosworth  
Ms. Latisha Marks  
Mr. John McNaul

Absent: Mr. Ryan Lange

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 March 16, 2015 was made by Vice-Chairman Seigel, seconded by Mayor Volk and passed unanimously.

**Certificates of Appropriateness:**

1. Applicant: Rakim J. Stevens for 55 South Broad Street (Sign/Paint)

A motion to approve the application for 55 South Broad Street was made Mr. Bosworth, seconded by Vice-Chairman Seigel and passed unanimously. Mr. Meagher abstained from voting.

2. Applicant: Aldi Inc. for 203 South Broad Street (Modify Exterior Facade/Sign)  
Mr. Richard Goldstein, Esq. representing the applicant gave the Board a review of the proposed changes to be made to the building. The gray and green areas will be painted and not the entire building.

A motion to approve the application for 55 South Broad Street was made Mr. Meagher, seconded by Vice-Chairman Seigel and passed unanimously.

**Old Applications: P/Z-1-15** Paul Ferguson (Interpretation of livestock)  
124 South American Street

Mr. & Mrs. Ferguson were sworn in for testimony by Mr. Fiore.

The applicants and the Board discussed different of aspects of their interpretation and the City of Woodbury's master plan.

A motion to grant a continuance for this application and waive all statutory time requirements and that the Board members will be provided with more information was made by Mr. McNaul, seconded by Mr. Meagher and a roll call vote taken:

Mayor Volk-Yes	Vice-Chairman Seigel -Yes	Mr. LaCroix-Yes
Councilman Swanson-Yes	Mr. Meagher-Yes	Mr. Bosworth-No
Chairman Ferraino-Yes	Ms. Marks-Yes	Mr. McNaul-Yes

The motion passed 8-1

**New Applications: P/Z-2-15**-Gloucester County Habitat for Humanity (Minor Subdivision)  
456 Allen Street

Mr. Bruce Nestor, Esq. and Mr. Robert Harris, Chairman of the Construction Committee are representing the applicant.

Mr. Nestor explained the subdivision to the Board.  
Mr. Melvin also addressed the Board.

A motion to approve the subdivision was made by Vice-Chairman Seigel, seconded Councilman Swanson a roll call vote taken:

Mayor Volk-Yes	Vice-Chairman Seigel -Yes	Mr. LaCroix-Yes
Councilman Swanson-Yes	Mr. Meagher-Yes	Mr. Bosworth-Yes
Chairman Ferraino-Yes	Ms. Marks-Yes	Mr. McNaul-Yes

The motion passed 9-0

**P/Z-3-15**-James and Susan DiMarino (Waiver of sidewalk installation)  
450 Hunter Street

Mr. Bosworth recused himself from hearing this application.  
Mr. & Mrs. DiMarino were sworn in for testimony by Mr. Fiore.  
The applicants gave the Board an overview of their property and the surrounding area.

A motion to approve a waiver to not install sidewalk was made by Vice-Chairman Seigel, after discussion the motion was seconded by Councilman Swanson and a roll call vote taken:

Mayor Volk-Yes	Vice-Chairman Seigel -Yes	Mr. LaCroix-Yes
Councilman Swanson-Yes	Mr. Meagher-No	Mr. McNaul-Yes
Chairman Ferraino-Yes	Ms. Marks-Yes	

The motion passed 7-1

**Old Business:** Discussion regarding COAH

Mr. Melvin and Mr. Fiore addressed the Board to the latest changes regarding the COAH requirements. Mr. Melvin informed the Board that the Professionals will be meeting Thursday, April 16, 2015 to formulate a response to the COAH regulations.

A motion to open the meeting to the public was made by Vice-Chairman Seigel, seconded by Councilman Swanson and passed unanimously.

The following people addressed the Board:

Mr. James McCue 122 Watkin Avenue  
Ms. Jacqualyynn Knight 232 Hunter Street  
Ms. Kirara Hicks 235 South Jackson Street

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

A motion to adjourn the meeting was made by Mr. Meagher, seconded by Vice-Chairman Seigel and passed unanimously.

The meeting ended at 8:21 pm.

Respectfully submitted  
John Leech