

Minutes

Woodbury City Combined Planning/Zoning Board

June 19, 2013

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, June 19, 2013 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.

Vice-Chairman Mark Seigel started the meeting at 7:00 PM.

Vice-Chairman Seigel 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
Councilman David Trovato
Vice-Chairman Mark Seigel
Mr. John Belko
Mr. Mark Meagher
Mr. David White
Mr. Brian Bosworth
Mr. Thomas Haase

Absent: Chairman Sam Ferraino
Mr. Robert Langi
Mr. Chuck Rose
Mr. Ryan Lange
Mr. Charles Mattern

Staff: Ms. Shannon Cornelius-Board Solicitor
Mr. Robert Melvin-Board Planner
Mr. Paul Breier-Board Engineer
Mr. John Leech-Board Secretary

Minutes

A motion to approve the minutes for the meeting held on May 15, 2013 was made by Councilman Trovato, seconded by Mr. Bosworth and passed unanimously.

Certificate of Appropriateness: Vice-Chairman Seigel asked that actions for the first 2 Historic Applications be heard at this point in the meeting and address the Historic Application for 48 North Broad Street after their Site Plan Application is heard.

Vice-Chairman Seigel gave the Board an overview of the Historic Commission's actions on the following applications.

77 Aberdeen Place: Applicant-John Wisley (Paint)

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

No one from the public spoke.

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

A motion to approve resolution **HPC-18-2013** for 77 Aberdeen Place was made by Mr. Belko and seconded by Mayor Volk. Mr. Haase abstained from voting. The motion passed unanimously.

64 Cooper Street: Applicant-Holy Angels Parish (Paint/Deck/Shutters)

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

No one from the public spoke.

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

A motion to approve resolution **HPC-16-2013** for 64 Cooper Street was made by Mr. Bosworth and seconded by Mayor Volk. Mr. Haase abstained from voting. The motion passed unanimously.

New Applications: **P/Z-4-13** North Broad Street Urban Renewal, LLC
48 North Broad Street

Vice-Chairman Seigel gave an overview of the application to the Board.

Mr. Harvey Johnson, Esq is representing the applicant North Broad Street Urban Renewal, LLC.

Mr. Johnson introduced his client and professionals to the Board.

Ms. Cornelius swore in the following people for testimony:

Mr. Brian Zidek-Owner

Mr. William Parkhill, PE-Engineer

Mr. Phil Reggieri, PA-Architect

Mr. Johnson and Mr. Zidek explained to the Board the type of business he has, the number of employees and the hours of operations intended for the building at 48 North Broad Street.

Mr. Parkhill addressed the Board with regards to the variances the applicant is requesting. Mr. Parkhill presented a proposed site plan and explained the layout of the site and the changes that are proposed.

Mr. Reggieri addressed the board with regards to the condition of the building and the proposed changes that are to be made.

Mr. Johnson explained the benefits that the proposed use and renovations of this site would have on the City of Woodbury.

Mr. Melvin gave the Board an overview of his review letter for this application.

Mr. Breier gave the Board an overview of his review letter for this application.

The Board discussed the application with the Board and applicant's professionals.

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

No one from the public spoke.

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

A motion to approve the application for Site Plan waiver, waiver of the Redevelopment requirements and design standards, variances from the lot coverage, parking, loading zone and vehicular access sections of the City Ordinance, subject to the comments of the Board Professional and the representations set forth of the record was made by Mr. Belko, seconded by Mayor Volk and passed unanimously.

Certificate of Appropriateness:

48 North Broad Street: Applicant-48 North Broad Street Urban Renewal (Windows/Fire Escape/Stairs/Elevator)

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

A motion to approve resolution **HPC-17-2013** for 48 North Broad Street was made by Mr. Meagher and seconded by Mr. Bosworth. Mr. Haase abstained from voting. The motion passed unanimously.

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

No one from the public spoke.

A motion to close the meeting to the public was made by Mr. Meagher, seconded by Mayor Volk 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 7:38 pm.

Respectfully submitted
John Leech