

## **Minutes**

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

**July 16, 2014**

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, July 16, 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.

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. Ryan Lange  
Mr. Brian Bosworth  
Mr. Christopher LaCroix  
Ms. Latisha Marks

Absent: Chairman Sam Ferraino  
Mr. Robert Langi  
Mr. Charles Fiore- Board Solicitor

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

### **Minutes:**

A motion to approve the minutes for the meeting held on June 18, 2014 was made by Mr. Lange, seconded by Mayor Volk and passed unanimously.

### **Certificates of Appropriateness:**

1. Applicant: William Zweir c/o Charlie Brown's for 111 N. Broad St. Construction of new fence. (Resolution HPC-11-2014)
2. Applicant: Demian Lundfelt c/o Vanguard Adjusters for 108 Euclid St. Restoration of front porch (Resolution HPC-12-2014)
3. Applicant: Jay Scott for 585 Cooper St. Painting of siding; woodwork and shutters. (Resolution HPC-13-2014)
4. Applicant: John Campbell c/o Greater Woodbury Chamber of Commerce for 36 S. Broad St. Installing new sign. (Resolution HPC-14-2014)
5. Applicant: Woodbury Mews for 122 Green Ave. New porch roof (Resolution HPC-15-2014).
6. Applicant: Jacqualynn Knight for 232 Hunter St. New gutter system. (Resolution HPC-16-2014).
7. Applicant: Alana Talarico for 240 S. Broad St. New sign. (Resolution HPC-17-2014).
8. Applicant: The Diocese of Camden c/o Kenneth McIlvaine for 510 Cooper St. Installation of railings. (Resolution HPC-18-2014).

A motion to approve all of the applications and the HPC resolutions in a block vote was made by Mr. Bosworth, seconded by Councilman Trovato and passed unanimously. Mr. Belko abstained from voting on the application for 36 South Broad Street.

### **New Business:**

Mr. Melvin gave the Board a presentation on his review of the C-1 Commercial District Zoning Regulations. Mr. Melvin went through the list of individual changes that are proposed within the Zoning Regulations

Mr. Melvin and the Board discussed the different uses and regulations and certain changes that could be made in the C-1 zone and what changes should be recommended to the City Council.

A motion to approve the recommendations to City Council based on the list of recommendations from Mr. Melvin, also including notification of the Woodbury Main Street and the HPC Board was made by Mr. Lange and seconded by Mayor Volk. All members voted in favor of the motion except Mr. Meagher who voted against the motion.

**Resolutions:**

A motion to approve resolution **P/Z-17-2014** McDonald's USA LLC was made by Mr. Belko, seconded by Mr. Meagher and a roll call vote taken:

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

The motion passed 8-0

A motion to approve resolution **P/Z-18-2014** Ace Motor Sales Inc. was made by Mayor Volk, seconded by Mr. Lange and a roll call vote taken:

Vice-Chairman Seigel-Yes	Mr. Bosworth-Yes
Mr. Lange-Yes	Mr. LaCroix-Yes

The motion passed 4-0

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

The meeting ended at 8:02 pm.

Respectfully submitted  
John Leech