

Minutes

Woodbury City Combined Planning/Zoning Board

October 15, 2014

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, October 15, 2014 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 7:00 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

Roll Call made by Mr. Bosworth

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

Absent: Mr. Robert Langi
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 September 17, 2014 was made by Mr. Belko, seconded by Mayor Volk and passed unanimously.

Certificates of Appropriateness:

1. Applicant: William & Kara Sachs for 238 South Broad Street (Sign)
(Resolution: **HPC-21-2014**)

A motion to approve resolution **HPC-21-2014** for 238 South Broad Street was made by Mayor Volk, seconded by Councilman Trovato and passed unanimously.

2. Applicant: Scott Megill for 24 South Broad Street (Roof)

A motion to approve the HPC application for 238 South Broad Street was made by Mr. Meagher, seconded by Mayor Volk and passed unanimously.

New Applications: P/Z-11-14 TCW Equities, LLC (Bulk Variances and Site Plan Approval)
Salem Avenue

Councilman Trovato recused himself from hearing this application and did not participate.

Mr. Steven Eisner, Esq. is representing TCW Equities, LLC. Mr. Eisner introduced Ms. Tina Wright, Principal of TCW Equities, Mr. Steven Filippone, PE and Mr. Andrew Zalasko, who were then sworn in for testimony by Mr. Fiore.

Mr. Eisner, Mr. Filippone and Mr. Zalasko gave the Board an over view of proposed changes to the Site Plan expansion at Woodbury Nissan. Each gave a detailed explanation of the parking, landscaping, lighting and etc. that is planned and discussed them with the Board members. The Board discussed Mr. Breier' and Mr. Melvin's review letters with the applicant.

A motion to open the meeting to the public was made by Mr. Meagher, seconded by Mr. Bosworth and passed unanimously. The following people addressed the Board.

Mr. Richard Marine 428 Salem Avenue

Ms. Delores White 415 Poplar Avenue, Woodbury Heights

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

A motion to grant the preliminary and final site plan approval with compliance of the Board Professional's reports and with all testimony given as represented by the applicant was made by Mr. Belko, seconded by Mr. Meagher and a roll call vote taken.

Mayor Volk-Yes

Mr. Belko-Yes

Mr. LaCroix-Yes

Chairman Ferraino-Yes
Vice-Chairman Seigel-Yes

Mr. Meagher-Yes
Mr. Bosworth-Yes

Ms. Marks-Yes

The motion passed 8-0

Councilman Trovato re-joined the meeting.

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

David Swanson 312 Glover Street

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. Meagher, seconded by Mayor Volk and passed unanimously.

The meeting ended at 7:59 pm.

Respectfully submitted
John Leech