

Minutes

Woodbury City Combined Planning/Zoning Board

November 21, 2011

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, November 21, 2011 in the Woodbury City Hall Council Chambers. The proceedings of the meeting are taped 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.

Chairman John Belko opened the meeting at 7:30 pm.

The Pledge of allegiance.

Chairman John Belko 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.

Roll Call made by Mr. John Leech.

Present: Mayor Ronald Riskie
Chairman John Belko
Mr. John Pafumi (Arrived at 7:35)
Mr. Mark Meagher
Mr. David White
Mr. Joseph DiMartile
Mr. Thomas Haase
Mr. Joseph Palimeno

Absent: Councilman Barry Sloane
Vice-Chairman Robert Langi
Mr. Brian Bosworth
Ms. Mary Anne Tiedeken
Mr. James Clancy-Board Engineer

Staff: Mr. Michael Aimino, Esq.-Board Solicitor
Mr. Timothy Kernan-Board Planner
Mr. John Leech-Board Secretary

Minutes

A motion to approve the minutes for the meeting held on October 17, 2011 was made by Mayor Riskie, seconded by Mr. Meagher and passed unanimously.

Certificate of Appropriateness: Mr. Haase gave a review of the Woodbury Historic Preservation Committees actions on the following application.

30 North Broad Street: Applicant- Guy W. Killen, Esq. (Signage)

A motion to approve the HPC application for 30 North Broad Street was made by Mayor Riskie, seconded by Mr. White. Mr. Haase abstained from voting. The motion passed unanimously.

117 South Broad Street: Applicant-A S Boyal (Awning with lettering)

A motion to approve the HPC application for 117 South Broad Street was made by Mayor Riskie and seconded by Mr. Meagher. Mr. Haase abstained from voting. The motion passed unanimously.

121 North Broad Street: Applicant-Farshid Bagherpour (Soffit & fascia treatment)

A motion to approve the HPC application for 121 South Broad Street and to use "U" shaped gutters if needed was made by Mr. White and seconded by Mr. Meagher. Mr. Haase abstained from voting. The motion passed unanimously.

Mr. Pafumi arrived at 7:35.

Old Business: Windmill and Solar Panel Ordinance # 19-2011

A motion to table resolution #19-2011 until the December 19, 2011 meeting was made by Mayor Riskie, seconded Mr. Pafumi and passed unanimously.

Mr. Kernan gave the Board an update on Electronic Signs. Mr. Kernan will have further information at the December 19, 2011 meeting.

New Business: Chairman Belko announced that no formal action will be taken on these matters at this meeting.

The Woodbury City Council requested the following discussions on "Area in need of rehabilitation" and "The Redevelopment Zone".

The Board had discussion to authorize the Planner to do an investigative report into amending the re-development plan.

A motion to have Mr. Kernan review the redevelopment plan along with the re-development planner Mr. Melvin and report back at the December 19, 2011 meeting was made by Mayor Riskie seconded by Mr. Pafumi and passed unanimously.

The Board had a discussion to authorize the Planner to do an investigative report into declaring the City of Woodbury as an area in need of rehabilitation.

Mr. Aimino explained that the City of Woodbury may already be declared an area of rehabilitation.

The Board discussed what an area of rehabilitation is.

A motion to have Mr. Kernan meet with members of council to find out what the City of Woodbury's status is and report back at the December 19, 2011 meeting was made by Mr. Pafumi, seconded by Mayor Riskie and passed unanimously.

The Board discussed changing the 2012 meeting dates to the third Wednesday of the month.

Resolutions:

#18-2011 Granting Conditional Use Approval to Charles A. Wilson & George W. Carr, T/A Hagner-Carr Inc. (1002 North Evergreen Avenue)

A motion to approve Resolution **#18-2011** was made by Mr. Pafumi and seconded by Mayor Riskie.

A roll call vote was taken:

Chairman Belko-Yes	Mr. Pafumi-Yes	Mr. White-Yes	Mr. Palimeno-Yes
Mayor Riskie-Yes	Mr. Haase-Yes	Mr. Meagher -Yes	Mr. DiMartile-Yes

The motion passed 8-0

HPC #22-2011 143 Delaware Street

A motion to approve **HPC #22-2011** was made by Mayor Riskie and seconded by Mr. Pafumi.

A roll call vote was taken:

Chairman Belko-Yes	Mr. Pafumi-Yes	Mr. DiMartile-Yes	Mayor Riskie
Mr. White-Yes	Mr. Meagher-Yes	Mr. Palimeno-Yes	

The motion passed 7-0

HPC #23-2011 111 Hunter Street

A motion to approve **HPC #23-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

Chairman Belko-Yes	Mr. Pafumi-Yes	Mr. DiMartile-Yes	Mayor Riskie-Yes
Mr. White-Yes	Mr. Meagher-Yes	Mr. Palimeno-Yes	

The motion passed 7-0

HPC #24-2011 36 South Broad Street

A motion to approve **HPC #24-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

Mr. White-Yes	Mr. Meager-Yes	Mr. Palimeno-Yes
Mr. Pafumi-Yes	Mr. DiMartile-Yes	Mayor Riskie-Yes

The motion passed 6-0

HPC #25-2011 46 Aberdeen place

A motion to approve **HPC #25-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

Chairman Belko-Yes	Mr. Pafumi-Yes	Mr. DiMartile-Yes	Mayor Riskie-Yes
Mr. White-Yes	Mr. Meagher-Yes	Mr. Palimeno-Yes	

The motion passed 7-0

HPC #26-2011 19 South Broad Street

A motion to approve **HPC #26-2011** was made by Mr. Pafumi and seconded by Mr. Meagher.

A roll call vote was taken:

Chairman Belko-Yes	Mr. Pafumi-Yes	Mr. DiMartile-Yes	Mayor Riskie-Yes
Mr. White-Yes	Mr. Meagher-Yes	Mr. Palimeno-Yes	

The motion passed 7-0

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

The following people addressed the Board:

Wes Hanna-478 East Barber Avenue, Woodbury, NJ
James Gradwell-611 Cooper Street, Woodbury, NJ
George Gallenthin-26 South Bayard Avenue, Woodbury, NJ
Bob Miles-437 East Barber Avenue, Woodbury, NJ
Cindy Gallenthin-26 South Bayard, Woodbury, NJ
Bruce Hasbrouck-190 Rugby Place, Woodbury, NJ
Ken McIlvaine-456 Delaware Street, Woodbury, NJ
Nora Leary-219 Holroyd Place, Woodbury, NJ
Tracy Fallon-56 Lyman Avenue, Woodbury, NJ

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

A motion to adjourn the meeting was made by Mayor Riskie, seconded by Mr. Pafumi and passed unanimously.

The meeting ended at 8:42 pm.

Respectfully submitted
John Leech