

Minutes

Woodbury City Combined Planning/Zoning Board

December 17, 2014

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Wednesday, December 17, 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.

Vice-Chairman Mark Seigel started the meeting at 7:03 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 (Arrived at 7:30)
Vice-Chairman Mark Seigel
Mr. Mark Meagher
Mr. Ryan Lange
Mr. Brian Bosworth
Mr. Christopher LaCroix
Ms. Latisha Marks

Absent: Mr. John Belko
Mr. Robert Langi

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 November 19, 2014 was made by Mr. Bosworth, seconded by Mayor Volk and passed unanimously. (Councilman Trovato abstained from voting on the minutes)

Certificates of Appropriateness:

1. Applicant: Charlie Brown's for 111 North Broad Street (Front Door)

A motion to approve resolution **HPC-22-2014** for 111 North Broad Street was made by Councilman Trovato, seconded by Mayor Volk and passed unanimously.

2. Applicant: Roger Johnson for 49 Aberdeen Place (Siding)
(Mr. Bosworth recused himself for participating with this application)

A motion to approve resolution **HPC-23-2014** for 49 Aberdeen Place was made by Councilman Trovato, seconded by Mr. LaCroix and passed unanimously.

New Applications:

P/Z-13-14 Raun Townsly & Heather Carney (Sidewalk Waiver)
117 North Bayard Avenue

Mr. Townsly and Ms. Carney were sworn in for testimony by Mr. Fiore. The applicants gave the Board an overview of their property and the surrounding area. The Board and applicant discussed the properties in the area and the conditions at the applicant's property.

A motion to approve the application and that the applicant has met the criteria under the ordinance was made by Councilman Trovato , seconded by Mayor Volk and a roll call vote taken:

Mayor Volk-Yes	Mr. Meagher-No	Mr. LaCroix-Yes
Councilman Trovato-Yes	Mr. Lange-Yes	Ms. Marks-Yes
Vice-Chairman Seigel-Yes	Mr. Bosworth-Yes	

The motion passed 7-1

At 7:20 the Board took a ten minute recess.
The Board went back in session at 7:30.
Chairman Ferraino arrived at 7:30 and finished running the meeting.

P/Z-12-14 Seniors Housing Development Corp. of Gloucester County
(Use Variance/Site Plan Amendment)
341 & 401 South Evergreen Avenue

(Mayor Volk and Councilman Trovato recused themselves from voting on the use variance application)

Mr. Barry Lozuke, Esq. is representing the applicant. Mr. Lozuke introduced the applicant's professionals to the Board. Mr. Fiore sore in Ms. Tiffany CuvIELLO, PP, Mr. Teal Jefferis, PE, Mr. Samuel Hudman, Administrator and Ms. Kimberly Cober for testimony.

Mr. Lozuke gave the Board an overview of the application. Mr. Lozuke asked the applicant's professionals to give the Board a more detailed description of the application pertaining to their disciplines.

Mr. Melvin discussed his review letter with the Board and applicant.

Mr. Breier discussed his review letter with the Board and applicant.

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

A motion to approve the use variance with all of the conditions agreed to in the testimony was made by Vice-Chairman Seigel, seconded by Mr. Lange and roll call vote taken:

Chairman Ferraino-Yes	Mr. Meagher-No	Mr. Bosworth-Yes	Ms. Marks-Yes
Vice-Chairman Seigel-Yes	Mr. Lange-Yes	Mr. LaCroix-Yes	

The motion passed 6-1

A motion to approve the amended Site Plan as proposed with all of the conditions was made by Vice-Chairman Seigel, seconded by Mr. Bosworth and roll call vote taken:

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

The motion passed 8-1

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

The meeting ended at 9:00 pm.

Respectfully submitted
John Leech