

## Minutes

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

**May 16, 2011**

The following are the minutes of the Woodbury Combined Planning and Zoning Board as held on Monday, May 16, 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. Brian Bosworth.

Present: Mayor Ronald Riskie

Chairman John Belko

Vice-Chairman Robert Langi

Mr. John Pafumi

Mr. Mark Meagher

Mr. David White

Mr. Joseph DiMartile

Mr. Brian Bosworth

Mr. Thomas Haase

Mr. Joseph Palimeno

Ms. Mary Anne Tiedeken

Absent: Councilman Barry Sloane

Mr. Marvin Clark

Mr. James Clancy-Board Engineer

Staff: Mr. Michael Aimino, Esq.-Board Solicitor

Ms. Pam Pelligrini-Board Planner

Mr. John Leech-Board Secretary

## **Minutes**

A motion to approve the minutes for the meeting held on April 18, 2011 was made by Vice-Chairman Langi, seconded by Mr. White and passed unanimously.

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

106 North Broad Street: Applicant-Liberty State Insurance Services (Signage)

A motion to approve the HPC application for 106 North Broad Street was made by Vice-Chairman Langi, seconded by Mr. Bosworth and passed unanimously.

328 South Broad Street: Applicant-Edward Zingaro t/a Sprit Movers (Signage)

A motion to approve the HPC application with the existing sign altered at the corners for 328 South Broad Street was made by Mr. Pafumi, seconded by Vice Chairman Langi and passed unanimously.

22 Euclid Street: Applicant-John DiSimone (Brick & Colum Work)

A motion to approve the HPC application for 22 Euclid Street was made by Vice-Chairman Langi, seconded by Mr. Pafumi and passed unanimously.

**New Application:** **P/Z-5-11** Monique Armstead Wilson (Use Variance/Site Plan Waiver)  
65 Watkins Avenue

Mayor Riskie and Mr. Bosworth recused themselves from hearing this application and left the council dais before the hearing started.

Mr. Bosworth announced that following Board members will be hearing this application.

Chairman Belko	Mr. Pafumi	Mr. White	Mr. Haase
Vice-Chairman Langi	Mr. Meagher	Mr. DiMartile	

Ms. Wilson was sworn in Mr. Aimino.

Ms. Wilson explained to the board that she is seeking a use variance and site plan waiver to operate a child day care center at her home and use her garage as part of the day care for more than five children.

Ms. Pelligrini read hear report to the Board and explained her concerns.

The Board discussed the application and the different aspects of the site.

A motion to open the floor to public for this application was made by Vice-Chairman Langi, seconded by Mr. Pafumi and passed unanimously.

No one from the public spoke.

A motion to close the floor to the public was made by Vice-Chairman Langi, seconded by Mr. Pafumi and passed unanimously.

Ms. Wilson was given the Board Planners report for her review.

The Board went into recess from 8:00 till 8:05.

After further discussion Ms. Wilson asked the Board for an extension of her application until the June 20, 2011 Board meeting and waived all time requirements.

A motion to extend the application until the June 20, 2011 meeting with the waving of all time requirements was made by Mr. Pafumi, seconded by Mr. Meagher and passed unanimously.

Mayor Riskie and Mr. Bosworth rejoined the meeting.

**Resolutions:**

**HPC #03-2011** 232 Hunter Street

A motion to approve Resolution **HPC #03-2011** reflecting that Councilman Sloane and Mr. Haase abstained from voting on the original motion was made by Mr. Bosworth and seconded by Vice-Chairman Langi.

A roll call vote was taken:

Chairman Belko-Yes	Vice-Chairman Langi -Yes	Mr. DiMartile -Yes	
Mayor Riskie-Yes	Mr. Palimeno-Yes	Mr. White-Yes	Mr. Bosworth –Yes

The motion passed 7-0

**HPC #04-2011** 7 South Broad Street

A motion to approve **HPC #04-2011** reflecting that Councilman Sloane and Mr. Haase abstained from voting on the original motion was made by Mr. Bosworth and seconded by Vice-Chairman Langi.

A roll call vote was taken:

Chairman Belko-Yes	Vice-Chairman Langi -Yes	Mr. DiMartile -Yes	
Mayor Riskie-Yes	Mr. Palimeno-Yes	Mr. White-Yes	Mr. Bosworth –Yes

The motion 7-0

A motion to open the meeting to the public was made by Mr. Meagher, seconded by Vice-Chairman Langi and passed unanimously.

No one from the public spoke.

A motion to close the meeting to the public was made by Vice-Chairman Langi, seconded by Mr. Meagher and passed unanimously.

Mayor Riskie updated the Board on an event at the train station and the maintenance of the Country Cub.

A motion to adjourn the meeting was made by Mr. Pafumi, seconded by Vice-Chairman Langi and passed unanimously.

The meeting ended at 8:16 pm.

Respectfully submitted  
John Leech