



Borough of Woodbury Heights Planning/Zoning Board  
500 Elm Avenue Woodbury Heights, New Jersey 08097

Planning Board Meeting Minutes  
May 7, 2018

Mr. Farrell called the Meeting to order at 7:00 pm.

Pledge of Allegiance

“THIS MEETING HAS BEEN DULY ADVERTISED AND HAS BEEN POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND CONFORMS TO THE DIRECTIVES OF THE ‘OPEN PUBLIC MEETINGS ACT’ OF THE STATE OF NEW JERSEY”

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ROLL CALL:

Present:  
Joseph Martino  
Sean Flynn  
Harry Elton Jr.  
Bruce Farrell  
Mayor Conley  
Lou Deeck  
Stephen Hart  
Scott Norcross  
Debbie Sesko  
Victoria Holmstrom

Absent:  
Erin Frombach  
Councilman Pye  
Mike McCabe

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SECRETARY’S REPORT: Mayor Conley made a motion to approve the minutes from April’s Regular meeting. The motion was seconded by Mr. Hart. The minutes were approved unanimously.

RESOLUTIONS: None

OTHER BUSINESS: Mr. James E. Gabel Esq., Re: 744 & 736 Lake Ave.

Mr. Farrell explained to the board what was being presented was informal. Mr. Borelli explained the board is not bound by what is discussed, but also advised that discussion should be limited as the application would include a variance. Mr. Gabel discussed the concern of his client to move her lot line to include a shared driveway on one property. Mr. Gabel read a letter from his client’s realtor. He presented details of the application. Mr. Borelli summarized what was presented. Mr. Gabel inquired about

***Bruce Farrell, Chairman***

corresponding escrow fees. Ms. CuvIELLO noted there is a telephone pole where the new driveway would be. Mr. Farrell gave direction that an official application would need to be submitted. Mr. Gabel stated he would be submitting the required paperwork later in the week.

**APPLICATIONS: #18-0001- St. Margaret's School: Minor Site Plan**

Mr. Thomas Haim, Esq. presented the application on behalf of the applicant, for the addition of a modular classroom at St. Margaret's School located at 773 Third St, Block 42 Lot 2. Mr. Haim sited that the modular classroom is ideal because it is the financially feasible option.

The board was informed that no notice was given to the public, as it is not explicitly required by Ordinance for a Minor Site Plan. Mrs. Holmstrom recused herself, as she lives within 100 feet of the property. She joined the public.

Father Joseph Pham and Mr. Dennis McShane, Engineer, were sworn in to give testimony.

In response to a question from Mayor Conley, Father Pham explained that the classrooms were intended to be permanent, but he did not foresee any additional enrollment.

Ms. CuvIELLO expressed concerns about Parking, and lack of information presented. Mr. Elton questioned the size of the proposed trailer, and why a permanent addition is not being proposed. The applicant cited financial restraints. Mr. Elton recommended looking into a permanent structure. He also expressed concerns about setting a precedent.

Mayor Conley discussed storm water management and drainage.

Mr. Haim explained the classroom is not intended to accommodate a change in enrollment or additional staff, but to accommodate the existing enrollment and ensure safety of the students. He also suggested the applicant may be open to downsizing the application from two modular classrooms to one.

Mr. Conley expressed concerns about safety of students with the accessibility of the classrooms.

Father Pham explained the Diocese will not allow the construction of an addition, as enrollment is decreasing. The space is needed immediately, so the trailer is ideal.

Mr. Farrell addressed the Board Professionals regarding an ordinance for trailers. There was discussion as to the nature of a trailer versus a modular classroom. Ms. CuvIELLO asked that the enrollment figures be put on record. Mr. Haines submitted the figures as Exhibit A-1 for the record, with a breakdown of enrollment broken down by grade per year. The figures were given to Mr. Haines from the school administrator.

Mr. McShane clarified that he refers to the proposed building as a modular. He discussed the aesthetic and design of the proposed modular. The Board requested visuals and specifics pertaining to the building being proposed. Mrs. Sesko asked about the heating source.

Mr. Farrell reviewed what was discussed, and declared that he was inclined to ask the applicant for more information grading, lighting etc. regarding what specifically is being proposed, i.e. a site plan. Mr. Haim agreed. Ms. CuvIELLO suggested it may be

beneficial to submit current floor plans, and Mayor Conley added that the emergency fire plans would be sufficient as a visual.

The board opened the floor to the public with a motion from Mayor Conley and seconded by Mr. Hart.

*Mrs. Victoria Holmstrom, 744 Second St:* Mrs. Holmstrom expressed disappointment in the lack of notice. She expressed concerns with traffic increases over the last few years in the mornings, as well as the aesthetics of the trailers. She implored the board to make notice to the surrounding residents and give them the opportunity to express concerns.

With nothing else from the public, the public portion was closed with a motion from Mayor Conley, seconded by Mr. Hart.

Mr. Farrell suggested that Mrs. Holmstrom having to recuse herself is proof that notice should be given. Mr. Borelli stated that because of the lack of a variance, it is not required for the application, he added it can be suggested to the applicant. Mr. Haim consented to give notice.

A motion to continue the application was made by Mr. Hart and seconded by Mr., Deeck. The continuation passed with the following vote: Mr. Elton, yes, Mr. Flynn, yes, Mr. Martino, yes, Mayor Conley, yes, Mr. Deeck, yes, Mr. Hart, yes, Mrs. Sesko, yes, Mr. Norcross, yes, Chairman Farrell, yes.

Mrs. Holmstrom rejoined the Board.

#### PROFESSIONAL REPORTS:

Solicitor's Report: None

Engineer's Report: None

Planner's Report: Ms. Cuvillo reminded the Board that the fairness hearing for affordable housing is set for May 22, 2018.

**PUBLIC PORTION:** The meeting was opened to the public with a motion from Mr. Deeck, and seconded by Mayor Conley. With nothing from the public, the meeting was closed to the public with a motion from Mr. Martino and seconded by Mayor Conley.

**CLOSED SESSION:** A motion was made to enter into a closed session was made by Mr. Deeck and seconded by Mr. Hart.

The meeting was closed at 8:18pm, all in favor, with a motion from Mayor Conley, seconded by Mr. Deeck.

Shannon Elton, *Secretary*

***Bruce Farrell, Chairman***