



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

Planning Board Meeting Minutes

June 3, 2019

Chairman 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”

ROLL CALL:

Present:

Absent:

Harry W. Elton Jr.
Joe Martino
Sean Flynn
Bruce Farrell
Mayor William Packer
Lou Deeck
Stephen Hart
Councilman J. Pitzo
Debbie Sesko
Robbie Conley
Michael McCabe
Victoria Holmstrom

Scott Norcross

Also in Attendance: Mark Brunermer, Engineer
B. Michael Borelli, Solicitor
Tiffany Cuviallo, Planner

APPLICATIONS:

19-0002- Anne & Brian Deputy (Casa Dance): Bulk Variance, Side yard Setback at 258
Glassboro Rd, Block 112, Lots 6.03, 6.04, & 5.02

Bruce Farrell, Chairman

Mike Aimino, Esq. presented the application on behalf of the applicant. Applicants, Anne & Brian Deputy were sworn in before the board. Mr. Aimino reviewed the request for a variance, as put forth in the application and described the site for the board.

Anne Deputy, the applicant gave testimony. She described the addition in question and detailed the necessity of such. Ms. Deputy explained that other options, such as tents were used, but were inefficient. She provided pictures of the addition or “entry way” for the record. Submitted as exhibit A1.

(Victoria Holmstrom joined the board)

Mr. Farrell asked about permits. Ms. Deputy confirmed, no construction permits were obtained previous to construction.

Mr. Conley asked about other storage behind the building. Ms. Deputy explained that using the other storage space would be impractical.

Mr. Aimino reviewed the lack of negative impact, regarding the application. He also reviewed the hardship existing, adding that the benefits outweigh the benefits, in the application.

Mr. Aimino addressed the concerns of the professionals in their review letters such as, car storage on the property, signage, etc.

Photographs of the signage were submitted to the board as exhibit A2.

Ms. Deputy did not believe permits were necessary for signage per Deptford and Sign Boy.

Ownership of clothing dumpster was determined to be the police department, per Ms. Deputy.

The Board requested the “Decorative Figures” be included as signage.

Ms. Cuviallo reviewed her letter. She requested verification of the construction permits from the applicant.

Open to the board for questions.

Mr. Martino asked about railings for the entryway.

Bruce Farrell, Chairman

Mr. Elton asked, if the structure is already built, what brought the applicant in? Ms. Deputy explained that she was advised to come to the board during the process of obtaining solar panels. Mr. Elton advised that permits are needed for every project.

Mr. Hart asked for clarification about an open permit, as mentioned by Ms. Deputy. Ms. Deputy summarized her interaction with the Deptford Construction department.

Mr. Elton asked if additional applications would be necessary, if Deptford requires changes be made to the structure, during the permitting process. Mr. Aimino stated that if the encroachment was greater, they would.

Mr. Hart asked about drainage.

Mr. Elton pointed out the gas line visible in the pictures submitted.

The Board opened to the public.

Nothing from the public.

Mr. Borelli reviewed the variance, including all the stipulations determined by the board.

Ms. CuvIELLO required that evidence of submission of permits be submitted to the board before the resolution is passed.

The application was approved by the following roll call:

Motion: Mr. Deeck Second: Mr. Flynn

Harry W. Elton Jr.-YES
 Joe Martino-YES
 Sean Flynn-YES
 Bruce Farrell-YES
 Mayor William Packer-YES
 Lou Deeck-YES
 Stephen Hart –YES
 Councilman J. Pitzo-YES
 Victoria Holmstrom -YES

19-0003-Brian & Diane Management, LLC: Waiver of Site Plan Review at 488 Glassboro Rd, Block 74, Lot 6

Mike Aimino, Esq. presented the application on behalf of the applicant. Mr. Jim Clancy, was presented as the applicant's engineer. Mr. Clancy as well as the applicants,

Bruce Farrell, Chairman

An & Vu Nguyen were sworn in for testimony. Mr. Aimino explained that as site plan waiver is being requested to use the building as a nail salon on the bottom, with office space on the second floor, with minimal changes made to the site.

Testimony was given regarding the operating hours, employees, and day to day operations. Mr. Aimino, discussed the occupants of the upstairs offices and specifically, their impact on the parking. He submitted a letter from the current owner regarding the function of the offices as they are, deemed exhibit A1. He also presented the board with a drawing of the layout/floorplan of the office building, deemed exhibit A2. A photo of the outside of the building was submitted as exhibit A3.

The board questioned the location of the entrance and the empty space indicated on the drawing in exhibit A1. It was clarified that the door would be moved.

Mr. Farrell asked about handicap accessibility.

Discussion ensued.

Mr. Clancy gave testimony about the plan, including the parking, trash enclosure, lighting, etc. Ms. CuvIELLO asked about night lighting. Mr. Brunermer asked for clarification with the dumpster.

Mr. Aimino discussed an agreement to obtain an easement for the front strip of land in reference to the parking lot, and requested it as a condition of approval. No objections from the board.

Mr. Brunermer reviewed his letter to the board. He requested a floor plan of the first floor. Ms. Nguyen explained how the floor plan would be arranged.

Ms. CuvIELLO reviewed her letter to the board. She further stressed the need for a floor plan. She expressed concern about night hours and lighting as well as the need for a dumpster enclosure. She also described a storage trailer currently on the property.

Ms. CuvIELLO stressed that she is uncomfortable moving forward without more information including a floor plan and site plan.

Mr. Aimino clarified that the storage shed is only used for storage of equipment and supplies.

Discussion ensued.

Bruce Farrell, Chairman

Application was opened to the public. With nothing from the public, the application was closed to the public.

Discussion ensued regarding the requirements of a Site Plan.

Mr. Conley suggested the applicant return with more information. Mr. Farrell agreed and reiterated concerns about lighting and trash.

Mr. Elton expressed concern about potential abuse of the building and lack of parking.

Kate Larkey, the applicant's real estate agent was sworn in before the board. She gave testimony regarding the dumpster. She indicated the dumpster would be downsized. She also indicated there is not to be any front door use and there had been discussion of the arrangement of the floor as open space.

Mr. Aimino expressed concerns about financing and time restraints. Mr. Farrell explained that finances could not be a determining factor. Mr. Farrell presented the idea of continuing the application at another meeting with more information from the applicant.

Mr. Aimino asked about the possibility of a special meeting. The board declined.

The board discussed their concerns to be addressed with a continuation, and asked that the concerns in the Professional Review Letters be addressed.

Mr. Borelli declared that no additional notice would be required and the application will be continued on July 1st, 2019 at 7:00 pm.

The application will be continued at the next regularly scheduled meeting.

SECRETARY'S REPORT: A motion was made by Mr. Deeck and Seconded by Mr. Flynn to approve the minutes from May's meeting. The minutes were approved.

RESOLUTIONS:

2019-09: Resolution Granting Modification to a Minor Site Plan Approval Previously Granted by Resolution 2018-08, to Crossroads of Gloucester County Management Co., LLC at Block 40, Lots 4 & 11

Bruce Farrell, Chairman

Motion: Mr. Deeck Second: Mr. Elton

The Resolution was approved by the following roll call:

Harry W. Elton Jr.-YES
Debbie Sesko-YES
Sean Flynn-YES
Councilman Pitzo-YES
Lou Deeck-YES
Stephen Hart-YES
Victoria Holmstrom –YES
Chairman Farrell- YES

ENGINEER'R REPORT: None

SOLICITOR'S REPORT: None

OTHER BUSINESS: Ms. CuvIELlo informed the board she will be on vacation and not present at the next meeting.

OPEN TO THE PUBLIC: The Meeting was opened to the public with a motion from Mr. Deeck, and seconded by Mr. Hart.

With nothing from the public, the meeting was closed to the public with a motion from Mr. Deeck and seconded by Mrs. Flynn.

The meeting was closed at 8:45 pm, all in favor, with a motion from Mr. Deeck, seconded by Mr. Flynn.

Shannon Elton, *Secretary*

Bruce Farrell, Chairman