



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

Planning Board Meeting Minutes  
March 4, 2019

Vice Chairman Elton 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:

Debbie Sesko  
Joe Martino  
Harry Elton Jr.  
Mayor W. Packer  
Lou Deeck  
Stephen Hart  
Victoria Holmstrom  
Scott Norcross  
Michael McCabe

Bruce Farrell  
Sean Flynn  
Robbie Conley  
Councilman J. Pitzo

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

APPLICATIONS:

#19-0001- Stan Freund, Block 112 lot 2, 364 Glassboro Rd.

The applicant was represented by Mr. Dale Taylor. Mr. Taylor introduced the application on behalf of Mr. Stan Freund for a Use Variance to permit a residential apartment in a commercial zone and a waiver of site plan review for the property at Block

*Bruce Farrell, Chairman*

112, Lot 2, to the Zoning Board. Mayor Packer recused himself, and joined the public. Seven members vote.

Mr. Taylor explained that the applicant would like to use what is presently an office space with two apartments above it, as an additional apartment.

The applicant, Stan Freund, was sworn in by Mr. Borelli.

Mr. Taylor gave the recent history of the property, as the applicant was given construction permits, CO's etc. by the Deptford Construction official to construct the two existing apartments. He also summarized a previous appearance before the board by the applicant to permit the use of a Massage Salon. It was determined a permitted use in a commercial zone, and required more parking. The applicant cannot provide for parking and will not move forward with the salon.

Mr. Taylor provided the Board with written consent from the county to move forward without altering the Right of Way. The letter is on file.

Mr. Taylor entered into the record a narrative outlining the positive criteria of the variance. The board accepted the narrative.

Mr. Taylor reviewed the plans for the apartment, and addressed the professional's review letters. Mr. Taylor explained the process in which permits were granted without appearing before the Planning/Zoning Board. The applicant agreed to submit permits, and plans to the board to be filed with the application.

The reports submitted by the board professionals were addressed. Ms. CuvIELLO requested the floor plans for the new apartment be submitted to the board as a condition of approval. Ms. CuvIELLO expressed remorse about losing a commercial property, but explained that the options are limited due to the restricted parking. Mr. Brunermer asked that the pre-existing conditions be noted. He also reiterated the need to submit the building permits for the file, acknowledged the letter from the county, the encroaching fence in the back and the removal of signage.

The meeting was opened to the public with a motion from Mr. Martino & Mr. Deeck.

The meeting was closed to the public with a motion from Mr. Deeck & Mr. Martino.

A motion was made by Mr. Martino to approve the application, seconded by Mr. Deeck. The Application was approved by the following roll call:

Debbie Sesko -YES  
Joe Martino-YES  
Harry Elton Jr.-YES  
Lou Deeck-YES  
Stephen Hart-YES

***Bruce Farrell, Chairman***

Victoria Holmstrom-YES  
 Scott Norcross-YES

*Mayor Packer rejoined the board.*

SECRETARY'S REPORT: A motion was made by Mr. Martino and Seconded by Mr. Hart to approve the minutes from January's meetings. The minutes were approved.

RESOLUTIONS /OTHER BUSINESS: None

PROFESSIONAL REPORTS:

Solicitor's Report: None

Engineer's Report: Mr. Brunermer discussed adding a Minor Site Plan option to the Planning/Zoning Board Application. He included examples of checklists from other municipalities. He recommended the board consider the addition. A recommendation to council would be needed to change the ordinance.

Planner's Report: Ms. CuvIELLO noted the Master Plan is due.

OTHER BUSINESS: The board reviewed a letter submitted on behalf of Mary Jane Jones with a request to grant an extension of approval. They were previous granted six months to complete the work that was outlined in Resolution. A motion was made by Mr. Deek and seconded by Mr. Hart to grant 90 days of extension. It was granted by the following roll call:

Debbie Sesko-YES  
 Joe Martino-YES  
 Mayor W. Packer-YES  
 Lou Deek-YES  
 Stephen Hart-YES  
 Victoria Holmstrom-YES  
 Scott Norcross-YES  
 Michael McCabe -YES  
 Harry Elton Jr.-YES

PUBLIC PORTION: The meeting was opened to the public with a motion from Mr. Martino, and seconded by Mayor Packer.

With nothing from the public, the meeting was closed to the public with a motion from Mr. Martino and seconded by Mayor Packer

***Bruce Farrell, Chairman***

The meeting was closed at 7:49 pm, all in favor, with a motion from Mr. Deeck, seconded by Mayor Packer.

Shannon Elton, *Secretary*

***Bruce Farrell, Chairman***