



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

Regular Meeting Minutes

March 2, 2020

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: Mr. Conley, Mr. Martino, Mr. Flynn, Mr. Farrell, Mr. Norcross, Mr. Hart, Mrs. Holmstrom, Councilman Pitzo, Mrs. Reim

Absent: Mr. Elton, Mrs. Sesko, Mayor Packer

Also Present: B. Michael Borelli, Solicitor
Tiffany Morrissey, Planner
Mark Brunermer, Engineer

Secretary’s Report: The minutes for the January meeting were approved.

- a. Motion, Mr. Martino
- b. Second, Mr. Conley

Resolutions: None

Applications:

- a. #20-0001: Space Works Self Storage, Block 38, Lots 2, 3, 10.01 & 11- Prelim/Final Major Site Plan & Minor Subdivision
(PUSHED TO APRIL AGENDA)

Bruce Farrell, Chairman

Mr. Borelli explained the application was not a continuance but is being pushed to the next meeting, as the notice given was insufficient. New notice is required.

Other Business:

a. Master Plan Re-Exam Draft Report Discussion:

Mrs. Morrissey reviewed the “2020 Master Plan Reexamination Report”, with the board. The board provided feedback such as, their concerns about the fence ordinance and the definition of a front yard, specifically with corner lots. Discussion ensued. Mrs. Morrissey and Mr. Borelli discussed including a section on electric car charging stations.

b. Bond Ordinance:

The board approved a recommendation to Mayor and Council to approve an ordinance amending the Borough Code at Chapter 70, Section 49 Governing “Performance and Maintenance Guaranties”, based on the changes discussed.

- a. Motion, Mr. Conley
- b. Second, Mr. Flynn
- c. Roll Call: Mr. Conley, yes, Mr. Martino, yes, Mr. Flynn, yes, Mr. Farrell, yes, Mr. Norcross, yes, Mr. Hart, yes, Mrs. Holmstrom, yes, Councilman Pitzo, yes.

c. Zoning Ordinances- Referred to Council

The board approved a referral to Mayor and Council to approve Ordinance 3-2020 & 4-2020

- a. Motion, Mr. Conley
- b. Second, Mr. Norcross
- c. Mr. Conley, yes, Mr. Martino, yes, Mr. Flynn, yes, Mr. Farrell, yes, Mr. Norcross, yes, Mr. Hart, yes, Mrs. Holmstrom, yes, Councilman Pitzo, yes.

d. Karolidis Extension, Block 74 Lot 5: February 28th, 2020

A request was received to request a letter from the board extending retroactively the date required to record deeds, to February 28th, 2020. The board approved the request with the stipulation that no other extension would be granted without an appearance before the board.

- a. Motion, Mr. Conley
- b. Second, Mr. Hart
- c. Roll Call: Mr. Conley, yes, Mr. Martino, yes, Mr. Flynn, yes, Mr. Farrell, yes, Mr. Norcross, yes, Mr. Hart, yes, Mrs. Holmstrom, yes, Councilman Pitzo, yes.

Open to the Public

Adjournment: Motion, Mr. Martino
Second, Mr. Conley

(7:53 pm)

Shannon Elton, Secretary

Bruce Farrell, Chairman