



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

Regular Meeting Minutes
July 12th, 2021

Chairman Farrell called the meeting to order at 7pm.

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. Farrell, Mr. Elton, Mr. McCabe, Mr. Hart, Mr. Norcross

Absent: Mr. Martino, Councilman Pitzo, Mrs. Reim, Mayor Packer, Mr. Flynn, Mr. Norcross, Mr. Conley, Mr. Torrissi, Mrs. Sesko

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

Resolutions: NONE

Applications:

- a. 20-0001: Karen Salerno, Block 93 Lot 15, Variance

Mr. Borelli asked the applicant to present proof of publication and mailing, as they had not been provided. Mr. John Alice, Esq. answered on behalf of the applicant. Mr. Borelli explained if meeting continued any discussion and action would be contingent of the applicant providing notice. The applicant agreed. Mr. Borelli reviewed the application for The Board.

Bruce Farrell, Chairman

Mr. Alice presented the application on behalf of the applicant Karen Salerno. He explained that the location of a neighboring pool and some large trees, prevents the applicant from borrowing footage to off-set the footage. It was clarified that the owner on record is Mrs. Liboria Witasick, and the applicant Karen Salerno is contracted to purchase the property. The vacation of the alleyway next to the property was discussed.

Mr. Brunermer reviewed his review letter.

The applicant addressed Mr. Brunermer's comments. Discussion ensued. The applicant testified that he has built hundreds of properties with the setback requested.

Mr. Brunermer expressed concerns about access for large equipment to the back of the property. The applicant suggested using the alleyway. Mr. Farrell explained that the alleyway could not be relied on for access legally.

Mr. Alice clarified any approval would be contingent on the submission of a grading plan.

Mr. Farrell opened the discussion up to the Board Members.

Mr. Norcross asked about the removal of the trees. Mr. Alice elaborated.

Mr. Farrell stressed the need for a hardship in order for the Board to grant a setback variance.

Mr. Elton asked if the applicant would review the application and come back with some adjustments.

Mr. Alice agreed, and suggested adjourning the application to the next meeting.

Mr. Borelli stressed that the plot show all the features of the adjoining lot. He also asked for the public to participate.

Opened to the Public: Motion Elton, Second Hart

Bruce Farrell, Chairman

Mr. Cook, 1134 Glassboro Rd: Mr. Cook asked if the alleyway behind his home exists. Mr. Brunermer referred to the resolution vacating the alleyway. Mr. Cook expressed interest in buying the 5ft of vacated property.

Rachel Thomas, Buyer for the House: Ms. Thomas discussed the potential purchase of the property. Mr. Farrell stressed the importance of the process executed by The Planning Board.

Close to the Public: Motion Elton, Seconded Hart

The applicant requested to adjourn. The Board Secretary confirmed the August meeting will be in-person. Mr. Borrelli stressed the proof of notice of the current meeting be provided. Mr. Alice on behalf of the applicant assured they would re-notice for the next meeting.

Secretary's Report:

Meeting Minutes: June Meeting

Motion-Mr. Hart
Second-Mr. Elton

All In Favor

Minutes Approved

Open to the Public:

- a. Motion: Mr. Elton
- b. Second: Mr. Norcross

Close to the Public:

- a. Motion: Mr. Elton
- b. Second: Mr. Hart
- c. All In Favor

Adjournment:

- a. Motion, Mr. Elton
- b. Second, Mr. McCabe
- c. Ayes

Shannon Elton, Secretary

Bruce Farrell, Chairman