



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

Regular Meeting Minutes
January 10, 2022

Continued from Reorganization Meeting

Mayor Packer handed the meeting over to Chairman Farrell

Chairman Farrell Called the meeting to order. He welcomed everyone back for the 2022 year.

ROLL CALL: Present: Mr. Farrell, Mr. Elton, Mr. Conley, Mr. Flynn, Councilman Pitzo, Mr. McCabe, Mayor Packer, Mr. Norcross, Mr. Torrissi, Mr. Aregood

Absent: Mrs. Sesko, Mr. Hart, Mrs. Reim

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

Resolutions: NONE

Applications:

Mr. Borelli introduced the Waiver of Site Plan application.

- a. 22-0001: Sons of Barley, LLC, Block 40.14 Lot 19, Waiver of Site Plan Review

Mr. Conley recused himself, as his company represents the applicant. Mr. Richard Wells Esq, presented the application to the board on behalf of the applicant, Sons of Barley Brewing Co. He reviewed the application, stating the property is zoned as Highway Commercial, deemed a permitted use and no exterior modifications

Bruce Farrell, Chairman

with modifications being done to the inside only. Three witnesses were sworn in before the board: Scott Rigilano, Lead Brewer, John Kelly, Manager, John Descano, AIA, PP

Mr. Wells with Mr. Rigliano gave a brief overview of the process of brewing, the proposed daily operations of the business, trash disposal, bottling and shipping products. The applicant clarified the operations of a brewery as opposed to a brewpub. Testimony was given regarding the predicted traffic and parking patterns and related needs.

The applicant provided the Board with copies of exhibits A1-A5. Exhibits are on file with the application. The applicant committed to restriping and repairing the lighting. The property owner is aware of the failure of some of the lighting at the property and the applicant committed to ensuring the work is done. The applicant also testified that they would be painting the entire building, elaborating on the intended aesthetic changes and signage.

The applicant asked the Board for questions.

Mr. Torrissi asked about repaving and resurfacing of the entire parking lot. He also inquired about future plans for outside seating.

Mr. McCabe asked about outdoor activities.

The applicant clarified that they had no intention of having outside activities or expanding for outside seating. If that intention changes they committed to returning.

Mr. Elton asked about the signage. They clarified that they would be using the existing sign that resides on the property associated with the Liquor Store. Mr. Elton expressed his concerns about the trash enclosure.

Mr. Farrell asked for definitive hours of operation. Discussion ensued. Mr. Farrell also expressed concern about the time of deliveries and location of deliveries.

Mr. Elton asked Mr. Borelli if a shared parking proposal needs to be put in writing. Mr. Borelli confirmed it should. The applicant agreed.

The applicants Architect gave testimony:

Bruce Farrell, Chairman

Mr. John Descano, AIA, PP was confirmed as an expert before the board. He reviewed the proposed floor plan (A-2). He testified that occupying several units within the shopping center would ease the parking obligation.

Mr. Brunermer addressed his review letter (on file).

Mr. Elton emphasized that the Borough Engineers have made recommendations but that the obligation falls on the applicant to provide engineering work, rather than use the Borough Engineer.

Ms. Morrissey addressed her review letter (on file). She reiterated that because the shopping center is older and does not have a current site plan and is thus required to come before the board, it is a permitted use. She also suggested having employees park as far away as possible to help with customer parking.

Opened to the Public

Closed Public Portion

The Board discussed making a recommendation to Mayor and Council about the parking on Alliance St. Mr. Brunermer agreed to work on drafting a recommendation.

The Board formally asked for a written parking agreement, additionally.

A motion was made to grant the Waiver of Site Plan with the conditions outlined by the professionals.

Motion-Mr. Elton
Second-Mayor Packer

Approved with the following Roll Call:

Roll Call: Mr. Elton, yes, Mayor Packer, yes, Councilman Pitzo, yes, Mr. Flynn, yes, Mr. McCabe, yes, Mr. Norcross, no, Mr. Torrissi, yes, Mr. Aregood, yes, Chairman Farrell, yes.

Mr. Conley rejoined the Board.

Bruce Farrell, Chairman

Engineer's Report: Mr. Brunermer reviewed the status of the Ordinance recommendation to Mayor & Council regarding a Minor Site Plan.

Planner's Report: Ms. Morrissey discussed new legislation and what that looks like for the upcoming year for the Board.

Solicitor's Report:

- a. JIF Liability Presentation: Mr. Borelli reviewed the JIF Liability presentation material for the Board.

Open to the Public:

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

Close to the Public:

- a. Motion: Mr. Norcross
- b. Second: Mayor Packer
- c. All In Favor

Chairman Farrell acknowledged the passing of Mr. Joe Martino, long time Board Member.

Chairman Farrell welcomed Colin Aregood as a new member.

Adjournment:

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

Shannon Elton, Secretary

Bruce Farrell, Chairman