



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

Regular Meeting Minutes

February 6, 2023

Chairman Farrell Called the meeting to order.

ROLL CALL: In attendance-Mr. Elton, Mr. Flynn, Mr. Conley, Mayor Packer, Councilman Pitzo, Mr. Hart, Mr. McCabe, Mrs. Sesko, Mr. Norcross, Mr. Aregood, Mrs. Reim, Mrs. Davis, Chairman Farrell

Also, in attendance: B. Michael Borelli, Solicitor, Mark Brunermer, Engineer, Shannon Elton, Board Secretary,

Resolutions: NONE

Chairman Farrell announced that application #23-0002 has been moved to the March agenda, at the applicant's request. The Board declined to hold a special meeting, as requested by the applicant's attorney. Additional notice will be provided.

Applications:

#23-0001: Alexander Martinez & Joelis Morillo, Use Variance, 415 Glassboro Rd, Block 37 Lot 13

Mr. Conley recused himself for a professional conflict.

Mr. John Descano introduced himself as a representative of Robbie Conley Architect. He was sworn in before the Board.

Mr. Borelli clarified that the applicant applied as individuals (Alexander Martinez & Joelis Morillo) and is not represented by an attorney.

Bruce Farrell, Chairman

Mr. Descano reviewed the requests of the applicant, such as the proposed use and the variances required. They discussed the existing nonconformities such as the front yard & rear yard setbacks and parking.

The applicant presented a modified plan in response to the professionals' letters as Exhibit A-1, to bring some nonconformities into compliance, specifically the parking on the south end of the property, and eliminate the illegal parking on Holly Ave. They also mentioned that the parking in the front has been restriped and reconfigured, to bring the handicap spot to comply with New Jersey standards.

The applicant presented Exhibit A-2, the floor plans for the proposed apartment. They reviewed the exhibit, specifically the stairway access. Discussion ensued.

The planner reviewed her letter for the board. Letter is on file.

The applicant spoke on their landscaping plans.

The engineer reviewed his letter for the board. Letter is on file.

The board requested clarification on trash collection. The applicant responded that their trash is disposed of off of site. They would receive trash pick up for the residential unit.

The engineer asked for clarification with the lighting for residential access. Discussion ensued

Mrs. Sesko asked about the HVAC systems and the chemicals and odors from the Salon. The applicant clarified.

Mr. McCabe expressed further concern about the trash collection. It was clarified for the board that the commercial property would not receive trash collection from the borough. The residential portion will receive their own cans.

Open to the public:

Motion: Mr. Flynn
 Second: Mr. Hart

Michael Busko, 427 Glassboro Rd.: They were sworn in before the board. They expressed concern about flooding in the parking lot, citing the condos flooding as a result. The applicant acknowledged the flooding. Discussion ensued. Mr. Elton expressed concern about four of the required 19 parking spots deemed unusable due to the flooding. A design waiver was proposed. The chairman proposed the flooding be looked into as a contingency of approval.

Close to the Public:

Motion: Mr. Flynn
 Second: Mr. Hart

Motion to Approve: Mr. Elton
 Second: Mr. Flynn

Roll Call: Mr. Elton, yes, Mr. Flynn, yes, Mr. Hart, yes, Mr. McCabe, yes, Mr. McCabe, yes, Chairman Farrell, yes.

Approved

Mr. Conley rejoined the Board.

Minutes: January 9th, 2023 Re-Org & Regular Meeting

Motion: Mrs. Davis

Second: Mr. Hart

Roll Call: Unanimous

Solicitor's Report: Nothing Further

Engineer's Report: Nothing Further

Planner's Report: Nothing Further

Open to the Public:

Bruce Farrell, Chairman

Motion: Mr. Conley
Second: Mr. Hart
Ayes

Closed to the Public:
Motion: Mr. Conley
Second: Mr. Flynn
Ayes

Adjourn:
Motion: Mr. Flynn
Second: Mr. Norcross
Ayes

Shannon Elton, Secretary