

Borough of Woodbury Heights
Regular Planning/Zoning Board
Mon Dec 4, 2023 7:00 PM - 8:00 PM EST

CALL TO ORDER

"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"

PLEDGE OF ALLEGIANCE

Chairman Farrell led the Pledge of Allegiance

ROLL CALL

PRESENT	ALSO IN ATTENDANCE	ABSENT
Mr. Elton	Shannon Elton, Secretary	Councilman Gambale
Mr. Flynn	James Biegen, Engineer	Mr. McCabe
Mr. Conley	B. Michael Borelli Esq., Solicitor	Mrs. Sesko
Mr. Norcross		Mayor Packer
Mr. Hart		
Mrs. Reim		
Mrs. Davis		
Mr. Farrell		

APPLICATIONS

Application #23-0005: 11 Lincoln Properties LLC (Hello Gorgeus), Block 6 Lot 6, 11 Lincoln Ave, Site Plan Review Waiver

Mr. Borelli reviewed the application for Site Plan Waiver & Use Variance. he explained it would be heard by the zoning board requiring 5 affirmative votes for approval.

Mark Asselta Esq. presented the application on behalf of his client. Mr. Asselta discussed his clients application and reviewed the site and it's use. He discussed the zoning and parking allotment.

Anthony Firoentino, owner & Gerald Defelicis, planner, were sworn in for testimony.

Testimony was presented regarding various aspects of the application such as the hours of operation, services provided, employee count, office use, deliveries, parking, trash

disposition etc.

The Planner's letter was reviewed.

Discussion ensued.

Mr. Farrell expressed concerns regarding lighting.

Mr. Conley suggested that is the site is leased or the "use intensifies" they return to the board.

Mr. Elton expressed concerns regarding traffic flow and parking during peak hours.

Open to the Public: No Public

Motion to Approve- Conley, Flynn

Elton	YES
Flynn	YES
Conley	YES
Norcross	YES
Hart	YES
Reim	YES
Farrell	YES

Application was approved.

SECRETARY'S REPORT

Minutes: October 2, 2023

Motion to Approve: Conley

Second: Norcross

All in Favor-Approved

10. OPEN TO THE PUBLIC

No Public

11. ADJOURNEMENT