

Borough of Woodbury Heights
REGULAR PLANNING/ZONING BOARD MEETING
Mon Mar 4, 2024 6:00 PM - 7:00 PM EST

CALL TO ORDER

Chairman Farrell called the meeting to order with the following announcement "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 | B. Michael Borelli, Esq., Soliciotr | Mr. McCabe |
| Mr. Flynn | Tiffany Morrissey, Planner | Mrs. Sesko |
| Mr. Conley | Mark Brunermer, Engineer | Councilman Gambale |
| Mrs. Davis | | Mr. Abrales |
| Mr. Hart | | Shannon Elton, Secretary |
| Mayor Packer | | |
| Chairman Farrell | | |
| Mrs. Reim | | |
| Mr. Norcross | | |

RESOLUTIONS

NONE

APPLICATIONS

Mr. Conley recused himself from both applications, due to professional conflict.

Application #24-0002: Summit Wellness, LLC, Block 40.05 Lot 11, 1002 Mantua Pike, Amended Site Plan Approval

Mr. Borelli announced the application was being placed on the April 1st agenda, due to an error in noticing. Assuming the corrected notice is executed, no further notice would be needed.

Application #24-0003-Sons of Barley, LLC, Block 40.14 Lot 19, 996 Mantua Pike, Amended Site Plan Review Waiver

Mr. Borelli reviewed the application for amended site plan to reduce the amount of parking.

Mike Aimino Esq., the applicants attorney presented the application. He reviewed previous approval for waiver of formal site plan. He explained that the parking required by the board due to the seating inside would be reduced to accommodate the available parking.

John Descano, Architect and John Kelly, Owner were sworn in before the board to give testimony.

Testimony was given by John Kelly regarding the application, such as the employees, hours of operation, parking, signage, deliveries, waste disposal. They spoke, specifically, on the shared parking and the neighbor's declined to sign a formal easement/agreement for shared parking.

Mr. Farrell inquired about carry-out sales and outdoor seating.

John Descano gave testimony as the Architect. The Board accepted Mr. Descano as an expert witness. He reviewed changes made from previous approval such as seating and parking, reducing the seating from 75 to 50 people and the parking from 25 to 17 spots.

Mrs. Morrissey explained the parking requirements.

Mr. Brunermer reviewed the Engineer's report. He specifically addressed a concern about lighting.

Open to the Public- No Public

Motion to Approve- Reim, Flynn

| | |
|---------|-----|
| Flynn | YES |
| Hart | YES |
| Elton | YES |
| Packer | YES |
| Farrell | YES |
| Reim | YES |

| | |
|-------|-----|
| Davis | YES |
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Application was approved.

SECRETARY'S REPORT

Minutes: January Re-Org & Regular Meeting-Tabled

PLANNER'S REPORT

Tiffany Morrissey spoke briefly on upcoming housing regulation changes in 2024

OPEN TO THE PUBLIC

No Public

ADJOURNEMENT

Flynn/Hart

Meeting Adjourned

Shannon Elton, Secretary