



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

AUGUST 1, 2011 REGULAR MEETING MINUTES

Chairman Phalines called the meeting to order at 7:03 pm. He asked all to rise and pledge allegiance to the flag. He announced that the meeting has been duly advertised and posted on the bulletin board in the municipal building and conforms to the 'Open Public Meetings Act' of New Jersey.

Roll call found the following present; Mr. Conley, Mr. Holmstrom, Mr. Hart, Mr. Flynn, Councilman Scull, Mr. Baresich, Mr. Tomasetti, Mr. Martino, Mrs. Sesko and Chairman Phalines. Absent were Mayor Elton, Mr. Deeck and Mr. Smith.

There being no secretary's report the Chairman called on Mr. Sinclair for the resolution. Mr. Sinclair read Resolution 2011:09-A resolution of the Borough of Woodbury Heights Planning/Zoning Board granting site plan approval to Balducci, Inc. He also reminded the members that Balducci, Inc. was granted approval for Phase I, which included the Muscle Maker Grill and then approval for Phase II at the June meeting. He asked if anyone had a questions or comments, then added 'just for the record' this was reviewed by Tiffany CuvIELLO and Mark Brunermer before it was finalized and they are in agreement with the resolution. Chairman Phalines called for a motion on the resolution. The motion was made by Mr. Conley, seconded by Mr. Baresich and passed with the following roll call vote; Mr. Conley, yes, Mr. Holmstrom, yes, Mr. Hart, yes, Mr. Flynn, yes, Mr. Baresich, yes, Mr. Martino, yes, Mrs. Sesko, yes and Chairman Phalines, yes. Councilman Scull and Mr. Tomasetti abstained.

Chairman Phalines asked if any members had anything to bring before the Board at this time. There being nothing he entertained a motion to open the meeting to the public. The motion was moved by Councilman Scull and seconded by Mr. Conley with a favorable 'Aye". Chairman Phalines informed the public that our other professionals were not here as the only formal business we had was the passing of the resolution and their presence was not necessary. He addressed the public that they raise their

hand, he would acknowledge them and they need to state their name and address.

The following residents had questions of the Board in reference to the two age restricted developments; Dan Boris, of 759 Woodland Ave, Rosemaire McAnnally, 25 Academy Ave., Joe Brasberger, 562 Chestnut Ave., Mr. Al Afflerbach of 560 Chestnut Ave., Mike Harris, 616 Clearview Ave., Robert Peters, 115 Academy Ave., Amil Neal, 600 Clement Ave., and Rose Yerka, 601 Stratford Ave. There was a letter circulated that stated 'low income' housing developments were coming into town. After an hour of explaining by Chairman Phalines and Mr. Sinclair that the information was in correct and an apology from Rose Yerka that she may have been a little over zealous and misinformed; Chairman Phalines adjourned the meeting at 8:34 pm.

Submitted by,

Anne L Deeck

Anne L Deeck, Secretary