



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

REGULAR MEETING MINUTES of August 2, 2010

The meeting was called to order by Chairman Phalines at 7:00 pm. He asked all to rise for the pledge to the flag and announced that the meeting conforms to the directives of the 'Open Public Meetings Act.'

Roll call found the following; Mr. Conley, Mr. Flynn, Mayor Elton, Mr. Deeck, Mr. Lunn, Mr. Holmstrom, Mr. Smith, Mr. Martino and Chairman Phalines present. Absent were; Mr. Packer, Councilman Scull and Mr. Hart. Also in attendance were Gerald Sinclair, solicitor, Tiffany CuvIELLO, planner, Mark Brunermer, engineer and also Don Edwards of Sickels & Associates.

A motion was made by Mr. Deeck, seconded by Mr. Conley to accept the minutes of the July 8<sup>th</sup> combined special meeting. The vote was as follows; Mr. Conley, yes, Mr. Flynn, yes, Mayor Elton, yes, Mr. Deeck, yes, Mr. Holmstrom, yes, Mr. Smith, yes, Mr. Martino, yes and Chairman Phalines, yes. Mr. Lunn abstained as he was not at the meeting. Note: Mr. Packer entered at 7:06 pm.

Chairman Phalines asked if Mr. Sinclair had anything for the Board; Mr. Sinclair stated no.

Chairman Phalines recognized Mr. Rick Ragan on behalf of A & W Jewelers. Mr. Ragan stated that Mr. Allen is on vacation and that he (Mr. Allen) has agreed to the 20% window signage and Mr. Ragan noted that it is still in the window and the 50% for A & W Jeweler and divide the other 50% for the rest of the wording on the sign. After lengthy discussion and reviewing the pictures of signs provided; it was decided on a motion made by Mr. Deeck and seconded by Mr. Conley that Mr. Allen has 14 days to submit the desired sign plan to Ms. CuvIELLO and upon her approval will have 30 days to complete the installation. The motion passed as follows; Mr. Conley, yes, Mr. Flynn, yes, Mr. Packer, yes, Mr. Deeck, yes, Mr. Lunn, yes, Mr. Holmstrom, yes, Mr. Smith, yes, Mr. Martino, yes and Chairman Phalines, yes. Mayor Elton abstained as he is a resident within 200 feet.

New Beginnings Church was the next item on the agenda for discussion. Chairman Phalines excused himself as a property owner within 200 feet and excused Mr. Conley as he has a business relationship with the Church. Mr. Flynn took over as the interim Chairman. Stepping forward was Greg Jones, the property owner and Pastor Dan Williams. Mr. Jones stated that Pastor Dan approached him about expanding the space. Pastor Dan clarified that they are not changing their use just the size of the space. Mr. Jones stated that no change will take place until after January 2011. Pastor Dan states that their congregation has grown to 105. Mr. Sinclair asked if Pastor Dan had a chance to review the resolution that was adopted in October 2007. (Anne supplied copies for Pastor Dan and Mr. Jones). Pastor Dan stated that they have looked at numerous buildings to purchase, however the Church does not have the funds to do so at this time. Mr. Sinclair reiterated for Pastor Dan to make himself familiar with the resolution and boundaries set forth in it. For example it limits the amount of time (five years) or 120 members in the congregation; which ever comes first. Pastor Dan stated that with the increase in space they could go to 240 members and Mr. Sinclair stated no, that would require a full blown application. Pastor Dan presented a very rough sketch as to what they are proposing to do with the acquired space. Mr. Sinclair stated that the Board can make no decision tonight as they need a formal application. Ms. CuvIELLO stated that they would need an attorney to represent them since they are a corporation and the plan needs to include the parking area. Mr. Jones stated the other side of the first floor is occupied by the visiting nurses and their lease expires at the end of the year. Acting Chairman Flynn asked if they are planning to have just the one service on Sunday. Pastor Dan stated that with the space they have now, they would opt to have two services. They prefer to have the space for all members to worship together. Acting Chairman Flynn asked what the hours were and Pastor Dan stated from 8:30 am to 2:00 pm on Sundays and they do have a meeting on Wednesday night at 7:00 pm and every other Friday at 7:00 pm. There are sporadic meetings of sub committees at various times. They also have Bible School. Mr. Holmstrom noted as to kitchen facilities and Mr. Jones stated a microwave and refrigerator, which is what, is there now. Pastor Dan stated that he is sure some of the women would love a kitchen, but we know that is out of the question. Mr. Edwards asked if they were planning any improvements to the outside and Pastor Dan said no. Mr.

Edwards stated then the black top that is there would be there in the future with these improvements and Mr. Jones said correct. Mr. Edwards stated that it appears they are adding bathrooms and Mr. Greg stated they are already on the other side, they are removing the wall. Pastor Dan stated that the visiting nurses offices will work out nicely and Mr. Jones stated they will require basically cosmetic work. Mr. Edwards asked about Christmas and Easter services as to the amount of members and observing the parking lot at those peak times. Mr. Edwards would like to know the amount at peak times should they decide to file an application. Mr. Brunermer asked what the hours of operation are for the other tenants in the building and Mr. Jones stated Monday thru Friday. Mr. Edwards asked Pastor Dan if they are in the building on the off hours and he said yes for the congregation, but he is there almost every day. Acting Chairman Flynn asked if there were any other questions, and Mr. Holmstrom stated that his concern was if there were to be buses and Pastor Dan said no. Pastor Dan also stated that they have no intention of opening a school and he knows that is a concern of the Board. Mr. Lunn asked what the class rooms are used for and Pastor Dan & Mr. Jones stated for nurseries during the service and Sunday school classes. Mr. Sinclair stated that they should review the resolution prior to coming back so they are aware of the past concerns. Mayor Elton stated that there have been no issues with the use so far. Mr. Deeck stated that they have figures on the sketch projecting attendance to 250 at the services; is this actual or wishful thinking. Pastor Dan stated that they grew from 35 people to 105 people in two years and it is hard to predict. Mr. Deeck stated so come January 1<sup>st</sup> if we approve this we aren't going to see 250 people and Pastor Dan said we would like to, but no. We would have to grow to that amount. Mr. Edwards asked if there was a formal or informal agreement between owners to use the parking spaces (92) and Mr. Jones stated it is informal. Acting Chairman Flynn stated well I guess we will see you next month; Ms. Cuvillo reminded him that there is no scheduled meeting in September due to the holiday. Mr. Jones will stop in to get the application from Anne and then take it from there. The Board decided not to schedule a meeting in September until we see the progress of the application.

Chairman Phalines asked Mr. Sinclair and Anne if they had anything else for the Board and the answer being no; he entertained a motion to open the

meeting to the public. The motion was moved by Mr. Conley, seconded by Mr. Flynn and signified by a unanimous 'Aye'. Chairman Phalines asked if anyone wanted to speak, please stand, give your name and we will hear you. There being none; he entertained a motion to close the public portion and it was moved by Mr. Conley, seconded by Mr. Flynn and signified by 'Aye'. There being no further business, Chairman Phalines adjourned the meeting at 7:45pm.

Submitted by,

Anne L Deeck, Secretary