



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

December 5 2011 Regular Meeting Minutes

The regular meeting was called to order at 7:00 pm by Chairman Phalines. He asked that all rise for the Pledge of Allegiance and then noted that the meeting conforms to all directives of the 'Open Public Meetings Act of New Jersey'.

Roll call found the following present; Mr. Conley, Mr. Flynn, Mayor Elton, Mr. Holmstrom, Mr. Hart, Councilman Scull, Mr. Martino, Mr. Tomasetti & Chairman Phalines. Absent were Mr. Deeck, Mr. Smith and Mrs. Sesko. Also present were; Gerald Sinclair, Tiffany CuvIELLO and Mark Brunermer.

A motion was made by Mr. Conley, seconded by Councilman Scull to accept the minutes of the September meeting. The motion passed with a roll call vote of Mr. Conley, yes, Mr. Holmstrom, yes, Mr. Hart, yes, Councilman Scull, yes, Mr. Martino, yes and Chairman Phalines.

There being no solicitor's report for this evening, Chairman Phalines noted that there were two requests for informal meetings with the Board. Mr. Leo Gold was a no show, so he called on Dr. Keswani to come forward and present himself. Dr. Keswani stated that he currently had an office in West Deptford and was interested in purchasing a property in Woodbury Heights to open another office. At this point; Mr. Sinclair interjected as reminder that this is strictly an informational meeting and anything discussed would be non-binding. Chairman Phalines also acknowledged Mrs. Keswani and Lisa Scicchitano of Budd Realty, who is their realtor. The property they are interested in is the old post office building which is privately owned. Mr. Sinclair asked if they had an agreement and Lisa stated it is a contingent agreement. He asked Dr. Keswani if he is using it as is or if he is making changes. He also noted that the Board is mainly interested in the exterior changes versus interior. Chairman Phalines interjected if the necessity was there for them to be sworn in; and Mr. Sinclair stated no that this is informal. Chairman Phalines asked what kind of practice and Dr. Keswani stated an Ob-Gyn. It was noted that there are already doctor's office along

the street so they don't need a use variance, it would only be a change of use unless the Board chose to wave that. Regardless they need a formal application. Mr. Brunermer stated that he feels they should get a survey done for runoff etc. Mr. Jones, who is the property manager asked if they can use an old one and when Ms. CuvIELLO asked how old; Mr. Jones stated from the 60's. Ms. CuvIELLO stated they need a new survey. After several minutes of questions, answers and suggestions; Dr. Keswani, Mrs. Keswani and Lisa Scicchitano thanked the Board for their time.

Chairman Phalines asked if anyone had anything for discussion and Mr. Brunermer noted that per the copies in the packets, an update for the New Beginnings Church is they are trying to get the property owners to finalize the conditions per the resolution and he will be following up. The second update is for Giant Fitness; regulations will be changing with the state and Giant Fitness is waiting for the new regulations. It still fits within the parameters needed, but Mark wanted to make sure the Board didn't want him, Mr. Balducci, to come back in before the Board.

Chairman Phalines entertained a motion to open the meeting to the public. The motion was moved by Mr. Conley, seconded by Mr. Holmstrom and passed with a favorable 'Aye'. Chairman Phalines asked if anyone had anything for the Board. There being nothing; he entertained a motion to close the public portion. The motion was moved by Mr. Conley, seconded by Mr. Holmstrom and passed with a favorable 'Aye'.

Mr. Sinclair then read Resolution 2011:10 excluding the public participation within a portion of a meeting per N.J.S.A. 10:4-12. Mr. Conley made a motion to approve the resolution which was seconded by Councilman Scull. The motion passed by the following roll call vote; Mr. Conley, yes, Mr. Flynn, yes, Mayor Elton, yes, Mr. Holmstrom, yes, Mr. Hart, yes, Councilman Scull, yes, Mr. Martino, yes, Mr. Tomasetti, yes and Chairman Phalines, yes.

The regular meeting adjourned at 8:40 pm.

Anne L Deeck, Secretary

Richard Phalines, Chairman