



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

### February 4 2013 Regular Meeting Minutes

Chairman Phalines called the meeting to order at 7 pm. He requested all rise to pledge allegiance to the flag. Chairman Phalines noted that the meeting meets the requirements of the open public meetings act. Roll call found the following were in attendance; Mr. Conley, Mr. Holmstrom, Mr. Flynn, Councilwoman Truhan, Mr. Hart, Mrs. Sesko, and Chairman Phalines. Absent were; Mr. Deeck, Mayor Elton, Mr. Smith, Mr. Martino and Mr. Tomasetti. Note: Mrs. Holmstrom was acting secretary.

Chairman Phalines entertained a motion to accept the minutes of the January Reorganization Meeting and the January Regular Meeting. It was moved by Mr. Hart and seconded by Ms. Sesko and passed with the following roll call vote; Mr. Conley, yes, Mr. Holmstrom, yes, Mr. Flynn, yes, Councilwoman Truhan, yes, Mr. Hart, yes and Chairman Phalines, yes.

Chairman Phalines stated that this is an open meeting work session in reference to questions involving the old Mamco site. Mr. Sinclair stated there is a 'skeleton' plan in the litigation settlement and would have to come in with a full application but there is no active plan at this time.

Mr. Brunermer noted that there has been nothing in reference to the application since 2007. He noted that there were issues to be addressed notably storm water. Councilwoman Truhan asked if we can have them do it underground like LA Fitness and Mark stated that it is an option but we can't require it be done. There was discussion of parking, fire standards, traffic impact, amount of buildings etc. and it was noted by Mr. Brunermer and Mr. Sinclair that there are items in the settlement agreement that governs a lot of these issues but until an application comes in it is hard to answer.

Chairman Phalines entertained a motion to open the meeting to the public, moved by Mr. Conley, seconded by Councilwoman Truhan and passed with a favorable 'aye'. There being no comments or questions from the public,

he entertained a motion to close the public portion, which was moved by Mr. Conley, seconded by Mr. Holmstrom and passed with a favorable 'aye'.

Mr. Conley noted as a reminder that the fire department will be coming to the regular meeting/work session in March with a capital improvement rendering of the new firehouse. Chairman Phalines asked about the issue with the underground spring problem and Mr. Conley noted that they are looking into the option.

Mrs. Holmstrom questioned the rerouting of the traffic coming out of the parking lot as it is an issue. Mr. Conley stated it was a request of the police department. They are going to see if they can slide the driveway down toward Academy Avenue, but they need to check with the county. Mrs. Holmstrom stated that it has been dangerous for the employees coming to and from work with the parents leaving by the back of Borough Hall. She stated that the line to get out onto Elm Avenue is horrendous. They are on their cell phones and not even paying attention to people walking across to get into the building. Mrs. Riordan, a resident, stated that she is concerned because if there was an emergency, how would the police get out?

Chairman Phalines entertained a motion to adjourn; it was moved by Mr. Conley, seconded by Councilwoman Truhan and passed with a favorable 'aye'. The meeting closed at 8:04 pm.

Transcribed by,  
Anne Deeck, Secretary