



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

March 4 2013 Regular Meeting Minutes

Chairman Phalines called the meeting to order at 7:02 pm. He asked that all rise for the Pledge of Allegiance and announced 'This meeting has been duly advertised and posted on the bulletin board in the municipal building and conforms to the directives of the 'Open Public Meetings Act'.

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

There being nothing from the secretary or the solicitor he called on Mr. Conley to give a presentation on the plans for the new firehouse. Mr. Conley announced that 'we are here for the capital improvement/courtesy presentation' and a couple of things I would like feedback from the Board on. One is the new layout of the circulation of the parking lot, another thing I want to call your attention to is the bay area; we have moved that back 10' so the fire trucks are not hanging at in the road when they are parked on the apron. We have moved the footprint back 10'. Side to side the footprint remains the same. They are trying to have all firefighters park in the back. The entrance for them is in the back of the new firehouse. They are looking to move the driveway on left side over to allow a two way driveway to give more parking. He noted that they need 3 handicap spots, the van spot will be the first one and barrier free entrance into the building. Mr. Conley noted that they are looking for a bell for the bell tower and the siren will be back on the building. Mr. Conley stated that they are proposing 38 regular parking spots, 3 handicapped spots and 13 restricted parking located in the back.

Chairman Phalines asked if they are planning to rent out the multipurpose room. Mr. Conley deferred to the association and Mr. Paul Pheasant responded that at the present time it has not been determined. They are

looking into possible training, courses, and rentals in the future, fundraisers etc. Chairman Phalines asked about the underground spring problem; and Mr. Conley stated that they have taken steps to see that everything is good. They have had soil testing done as to what is good and what is not. Mr. Deeck noted that when we had a sink hole, Mr. Brunermer did go into the pipe. Mr. Conley stated the biggest problem was it was not done with proper fill. Mr. Deeck stated that he notices they have done a lot of work on the parking and was hoping that the building was going to be moved over to allow more parking at the Borough Hall but realizes they couldn't with the poor soil quality. Mrs. Holmstrom asked if they had presented anything to the County and Mr. Conley stated not yet as he wanted the feedback from the Board as to the setback and moving the driveway before he submitted anything. Councilwoman Truhan noted that the rear parking is encroaching on school property and that years ago the Board (school) had discussed donating it to the fire department. She suggested Mr. Conley look into this.

Chairman Phalines asked about the walls. Mr. Conley said they will be masonry baring walls. Chairman Phalines asked if they would be standup or block and Mr. Conley stated block. Mrs. Holmstrom asked about the lighting and Mr. Conley stated no more than they have now. Mrs. Holmstrom stated that the spotlights are blinding and Mr. Conley said we are moving the building back so this should help. Mr. Conley noted they are having all downspouts directed into a storm water management system. Mrs. Holmstrom questioned about the parking along Academy Avenue, if they are installing bumper stops. Mr. Conley said if they need to they will put them there.

Mr. Brunermer recommended that they don't tie into the current 8" PVC due to the integrity of the site. He feels GCUA may have a problem with what they are planning. He also noted that GCUA do not permit floor drains so Mr. Conley will have to coordinate with the sub code official for the plumbing and he stated they will need some kind of agreement with the school in reference to the parking in the rear.

Chairman Phalines asked Ms. CuvIELLO if she had any comments. She is all about landscaping and would like to see some grass, flowers etc. rather

than all the blacktop. Mr. Conley states that with it being a volunteer department it would be hard to keep up the maintenance on anything. Mr. Holmstrom stated maybe they can use some green asphalt.

Chairman Phalines entertained a motion to open to the public which was moved by Mr. Holmstrom, seconded by Mr. Deeck and passed with a favorable 'aye'. Peg Riordan asked where the pool was going. (Laughter) Motion to close the public portion was made by Mr. Deeck and seconded by Mr. Holmstrom and passed with a favorable 'aye'.

Chairman Phalines called on Ms. CuvIELLO for the work session portion of the meeting as to the standards for our new Ordinance for residential multi-family zoning. She noted that the Ordinance has a lot more detail than our regular Ordinance and went over almost all of them. She noted that she designed landscaping and worked with laying out the Ordinance when the zoning was being changed to due to the litigation. Mr. Conley brought up the 'standard' that he noted last meeting for fire departments. Ms. CuvIELLO stated that it was not made part of the Ordinance due to the attorneys specifying that there are construction codes that they have to adhere to. A standard is not law. Ms. CuvIELLO asked if they know of any town that has adopted this standard and if they could get a copy. She feels that this is something the town would have to do in changing their Ordinance or adding an Ordinance to adopt the standards. Mr. Sinclair agreed that it is not a zoning issue; therefore not something the Board would handle. Ms. CuvIELLO said she would need to see how other towns incorporated. Due to the results of the Fairness hearing; it would not be wise for the Board to try and make this a zoning issue. There would be a better chance of possibly enforcing this if it is referenced in the Borough's Ordinance as a safety issue. Mr. Sinclair noted that he has not seen it in an Ordinance before, but that doesn't mean that it hasn't been.

A motion was made by Mr. Conley, seconded by Mr. Deeck and passed with a favorable 'aye' to open to the public. Mr. Rick Conway stated that he felt the Board was doing a fine job. Chairman Phalines recognized Isabelle Ley and she stated that she remembers way back a discussion in reference to the 3 to 4 story building about having a ladder truck. Mr. Conley stated that was for the project at the Bell Telephone location. There being

nothing further from the public, a motion was made by Mr. Tomasetti, seconded by Mr. Flynn and passed with a favorable 'aye' to close the public portion.

Chairman Phalines stated the agenda was complete and entertained a motion to adjourn which was moved by Mrs. Holmstrom, seconded by Mr. Flynn and passed with a favorable 'aye'.

Anne Deeck, Secretary

NOTE: I strongly suggest that those who did not make the meetings for the work sessions and/or to hear the courtesy presentation of the fire association come in and listen to the tapes. This will avoid duplication of the same questions being asked in reference to the Fairness/COAH settlement.