



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

MAY 3RD 2010 MINUTES

The meeting was called to order at 7:03 pm by Chairman Phalines. He asked that all rise and pledge allegiance to the flag. He announced that the meeting conformed to the 'Open Public Meetings Act.'

Roll Call found the following present; Mr. Conley, Mr. Flynn, Mr. Packer, Mayor Elton, Mr. Holmstrom, Mr. Hart, Mr. Martino, Mr. Smith and Mr. Phalines. Absent were Councilman Scull, Mr. Baresich and Mr. Lunn.

Mr. Sinclair stated that we have two resolutions to act on this evening. The first is Resolution 2010:10 granting site plan approval to MetroPcs Pennsylvania, LLC. A motion was made by Mr. Conley and seconded by Mr. Deeck. The roll call vote was as follows; Mr. Conley, yes, Mr. Flynn, yes, Mr. Packer, yes, Mayor Elton, yes, Mr. Deeck, yes, Mr. Holmstrom, yes, Mr. Smith, yes. Chairman Phalines abstained. The seconded was Resolution 2010:11 granting a lot depth variance to John Graeber conditioned upon subsequent site plan approval. A motion was made by Mr. Conley and seconded by Mr. Packer. The roll call vote was as follows; Mr. Conley, yes, Mr. Flynn, yes, Mr. Packer, yes, Mayor Elton, abstained, Mr. Deeck, yes, Mr. Holmstrom, yes, Mr. Hart, yes, Mr. Martino, yes, Mr. Smith, yes and Chairman Phalines, abstaining.

Chairman Phalines invited Brian Schaffer, attorney for American Commercial to step forward. Mr. Schaffer introduced Mr. Ragan who proceeded to bring the Board up to date on the progress at the University of Penn building. He noted that they are looking for a temporary certificate of occupancy as Penn is looking to do a 'soft' opening on June 28th. He noted that Penn would like to increase the small building from 7500 sq. ft. to 8800 sq. ft. as they are seeking putting in Hospice care and other services. He noted that the Board has been provided with pending signage plans. He also noted that they will be activating the 'ghosted' parking spaces. He wants to review the location for the dumpster. This will be discussed at that next meeting. He also gave Ms. Cuviglio a proposed landscaping design which will be discussed at the next meeting. Chairman Phalines asked Mr. Ragan about the medical waste and if they are going to hire someone to take it away and if he had any details on it. Mr. Ragan states that he will have

details on that at the next meeting. Mr. Conley stated that the Fire Department did a walk through last week. He noted that there is going to be a sleep center located at the building. He is requesting that a couple of parking spaces be designated for sleep study patients so the fire department will know that the building is occupied should they get an alarm at the building. Mr. Holmstrom asked if there are street numbers or addresses assigned to the properties. Mr. Ragan said he will get clarification as to the addresses. Chairman Phalines asked Mr. Ragan if he put a call into Boston to delay the start of the game tonight. Mr. Brunermer and Ms. Cuvillo state they feel it is important that the residents be informed as to the plans at the site. Mayor Elton suggested Mr. Ragan with the help of Mr. Brunermer get in touch with the City of Woodbury in working toward the TCO.

A motion was made by Mr. Conley and seconded by Mr. Packer to open the meeting to the public. Vote signified by 'Aye'. Peg Riordan of 433 Auburn Street questioned the overflow parking at Penn. It was confirmed that there is ample parking available. Mr. Yerka of 601 Stratford Ave. asked if there was anything on the housing project and Mr. Sinclair stated no, not that he is aware. Chairman Phalines asked if Anne had heard anything and she stated that the developer had stopped in the office and she had asked him as to the progress they are making in submitting an application and he said there is nothing in the works right now. A motion was made by Mr. Conley and seconded by Mr. Packer to close the public portion. It was favorable by signifying 'Aye'.

There being no further business the meeting adjourned at 7:38 pm.

Submitted by,

Anne L Deeck, Secretary