



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

May 6 2013 Regular Meeting Minutes

Chairman Phalines called the meeting to order at 7:05 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, Mayor Elton, Mr. Deeck, Mr. Hart, Mrs. Holmstrom, Mr. Tomasetti and Chairman Phalines present. Absent were Mr. Flynn, Councilwoman Truhan, Mr. Martino, Mr. Smith and Mrs. Sesko.

Chairman Phalines asked if everyone has had the opportunity to review the minutes of the April meeting. Mr. Conley moved for approval, seconded by Mr. Deeck and passed with the following roll call vote; Mr. Conley, yes, Mr. Holmstrom, yes, Mayor Elton, yes, Mr. Deeck, yes, Mr. Hart, yes, Mrs. Holmstrom, yes, Mr. Tomasetti, yes and Chairman Phalines, yes.

Chairman Phalines announced that we have Resolution 2013:09 before granting approval for a minor subdivision. He then called on Mr. Sinclair. Mr. Sinclair stated that yes we only have the one resolution on the agenda tonight granting a minor subdivision to Bruce & John Farrell. There are no variances with the subdivision; the only condition is for the engineer, Mark Brunermer to do a decision in the field with regards to the sidewalks. Chairman Phalines entertained a motion. The motion was moved by Mr. Conley, seconded by Mr. Tomasetti and was adopted by the following roll call vote; Mr. Conley, yes, Mr. Holmstrom, yes, Mayor Elton, yes, Mr. Deeck, abstain, Mr. Hart, yes, Mrs. Holmstrom, yes, Mr. Tomasetti, yes and Chairman Phalines, yes.

Chairman Phalines asked for a motion to open the meeting to the public, which was moved by Mr. Holmstrom, seconded by Mr. Conley and passed with a favorable 'aye'. Chairman Phalines asked if there were any

comments from the public. There being none he asked for a motion to close the public portion. A motion was made by Mr. Conley, seconded by Mr. Deeck and passed with a favorable 'aye'.

Mr. Sinclair stated that Anne, the secretary, alerted him that McDonald's will be coming in June for an informal for some renovations and that Wawa was also looking to come in regarding putting in diesel at their location. Mr. Holmstrom announced that 1:00 on Saturday, May 18th will be the ground breaking ceremony for the firehouse. Mr. Conley stated they submitted the site plan to the County. The County had requested a couple of things be done since they wanted to move the driveway. Basically we have to add another catch basin because we are taking out the gutters and it decreases the amount of storm water we can catch. There are a couple of other things and we are working with Mark (Brunermer) to get them resolved. Mayor Elton asked if they are making progress with the County and Mr. Conley said yes. Mayor Elton stated that he spoke with Rick Westergaard; Rick suggested we go to a meeting on the 14th at 9:00 am. Mayor Elton states that if you can't resolve what is going on now, we may have to go to a meeting. Mr. Conley states that we had one question for them and once that is answered we should be able to get it done. The only thing that is left open is how we are going to do it. Whether the fire department is going to have the contractor do it, or the fire association has it done or if the borough is going to help us with it. Mayor Elton states we will have to talk about that. Mr. Sinclair states that usually in general those Tuesday morning meetings tend to be productive. Mr. Conley states that he will talk to Mark and see if he thinks we need to go to that meeting.

Chairman Phalines asked if there was anything else and Mayor Elton asked if he could speak about the award that the planning board received for the Redevelopment Plan for the Penn Medical site. Mayor Elton stated that he didn't think anyone knew where Gloucester County was let alone Woodbury Heights. We were one of five to get an award. Mayor Elton wanted to thank Mr. Ragan, naturally for the job he did, the members of the Board, Gerald Sinclair, our solicitor and Mark Brunermer, our engineer. Mayor Elton stated he spoke to Mr. Ragan last week and he may have another tenant for the strip store.

There being no further business to come before the meeting, Chairman Phalines entertained a motion to adjourn. The motion was moved by Mayor Elton, seconded by Mr. Deeck and passed with a favorable 'aye'. The meeting adjourned at 7:15pm.

Anne Deeck, Secretary