



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

## June Special Meeting Minutes

June 19, 2017

Mr. Farrell called the Meeting to order at 7:00 pm.

Pledge of Allegiance

“THIS MEETING HAS BEEN DULY ADVERTISED AND HAS BEEN POSTED ON THE BULLETIN BOARD IN THE MUNICIPAL BUILDING AND CONFORMS TO THE DIRECTIVES OF THE ‘OPEN PUBLIC MEETINGS ACT’ OF THE STATE OF NEW JERSEY”

ROLL CALL:

Present:

Bruce Farrell  
Joseph Martino  
Sean Flynn  
Mayor Conley  
Stephen Hart  
Victoria Holmstrom  
Scott Norcross  
Debbie Sesko  
Erin Frombach

Absent:

Harry Elton Jr  
Lou Deeck  
Councilman Pye  
Mike McCabe

ALSO IN ATTENDANCE:

SOLICITOR: B. Michael Borelli, Esq.

ENGINEER: Mark Brunermer, PE, CMC

PLANNER: Tiffany CuvIELLO, PP

*Bruce Farrell, Chairman*

SECRETARY'S REPORT: Mr. Norcross has listened to the previous meetings minutes, and sworn before the board the same. Making him eligible to vote to anything pertaining to said meeting.

#### RESOLUTIONS:

2017-12: Resolution of Findings and Conclusions Planning Board of the Borough of Woodbury Heights (Mihlebach)

A Motion was made by Mr. Martino to approve the resolution, and seconded by Mr. Hart. The resolution was passed with the following roll call:

Bruce Farrell: Yes

Joseph Martino: Yes

Sean Flynn: Yes

Mayor Conley: Yes

Stephen Hart: Yes

Victoria Holmstrom: Yes

Debbie Sesko: Yes

Erin Frombach: Yes

Scott Norcross: Yes

2017-13: Resolution of Findings and Conclusions Planning Board of the Borough of Woodbury Heights (Freund)

A Motion was made by Mr. Flynn to approve the resolution, and seconded by Mr. Marino. The resolution was passed with the following roll call:

Bruce Farrell: Yes

Joseph Martino: Yes

Sean Flynn: Yes

Mayor Conley: Abstain

Stephen Hart: Yes

Victoria Holmstrom: Yes

Mrs. Frombach: Yes

Mr. Norcross: Yes

#### APPLICATIONS:

*#17-0008 (continuation): American Commercial, Block: 40.05 Lot: 10, Site Plan Review With Bulk Variances*

*Bruce Farrell, Chairman*

Mr. McAndrew, continued in representation of the applicant.

Ms. CuvIELlo addressed the Board. She reviewed her prior report. She stated that the applicant had provided the parking calculations she requested as well as the seating. The elevation and sign details have been updated. She discussed the signage, and the variances. She did state that she believes the signage to be appropriate. All is detailed in her report, which is on file with the board.

Mr. Brunermer reviewed the new curbing landscaping and the parking proposed by the applicant.

Mr. Borelli asked that the deliveries occur when they are closed.

The meeting was opened to the public. Mayor Conley made a motion to close to the public, seconded by Mr. Martino.

A motion was made by Mayor Conley to approve the various variances for Starbucks and it was seconded by Mr. Flynn.

The application was approved by the following roll call:

Bruce Farrell: Yes

Joseph Martino: Yes

Sean Flynn: Yes

Mayor Conley: Yes

Stephen Hart: Yes

Victoria Holmstrom: Yes

Mrs. Sesko: Yes

Mr. Norcross: Yes

#### PROFESSIONAL REPORTS:

Engineer: In reference to Mr. Lodato, and the Ice Cream Parlor on Elm, Mr. Brunermer addressed the matter of the trash enclosure and a possible waiver. Mr. Farrell expressed his preference to abide by what was passed with the application.

The meeting was opened to the public.

*Bruce Farrell, Chairman*

With nothing from the public, the meeting was closed to the public.

Mayor Conley made a motion to adjourn the meeting, Mr. Martino seconded the motion.

The meeting adjourned at 7:27pm.

Shannon Elton, Secretary

*Bruce Farrell, Chairman*