



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

Planning Board Meeting Minutes
May 6, 2019

Chairman 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:

Absent:

Harry W. Elton Jr.
Debbie Sesko
Sean Flynn
Bruce Farrell
Lou Deek
Councilman J. Pitzo
Victoria Holmstrom
Stephen Hart
Scott Norcross
Robbie Conley
Michael McCabe

Mayor William Packer
Joe Martino

Also in Attendance: Mark Brunermer, Engineer
B. Michael Borelli, Solicitor
Not In Attendance: Tiffany CuvIELLO, Planner

APPLICATIONS: Crossroads of Gloucester County Management Co., LLC, Block 40
Lots 4 & 11: Modification of Conditions of Resolution 2018-08

Nicholas F. Talvacchia, Esq appeared on behalf of the applicant. Mr. Talvacchia reviewed the previous approval received for this property, including the portion regarding 2000 sq. ft. of unused medical space, and the stipulation that they return to the board once the space was to be rented. The applicant intends to

Bruce Farrell, Chairman

modify that stipulation, as they have a potential tenant, and have not begun the improvements outlined in the previous approval, as they are waiting on the State.

Discussion ensued. Mr. Talavacchia gave testimony about the new tenant and the use of the space. He explained the company is an entity associated with Crossroads and would function as a doctor's office for patients with addiction. He reviewed office hours, personnel, office uses and a timeline regarding the occupation of the space.

Mr. Talvacchia introduced Jason Sciullo, P.E., P.P. and Corey Lesko on behalf of the applicant. Both were sworn in before the board.

Mr. Sciullo described the site in question for the board, including previous improvements approved by the board, and the modifications requested. He described lighting, traffic flow and parking.

Chairman Farrell opened to the Board for questions.

Mr. Conley asked about the improvements required in the previous approval. Mr. Brunermer summarized the previous approval.

Mr. McCabe asked about security cameras, specifically in cooperation with the Police Department. Mr. Talvacchia explained there would be no cameras, for this office, but it would be included with the overall site plan and they would be willing to work with the Police Department. Councilman Pitzo elaborated on the matter.

Mr. Hart asked for clarification with the parking, and drop off points for collections. The applicant explained there would be no parking behind the building and the testing is done in the facility.

Mr. Elton asked about the tenant's financial ties to the applicant. He expressed concern that financial gain cannot be a reason to approve. He expressed concerns that no improvements are being made. Mr. Conley agreed.

Mr. Sciullo suggested new striping be added to the parking lot.

Mr. Farrell stressed handicap accessibility, and asked about bonding.

Mr. Elton asked if the applicant anticipated any issues with the previous applications. They did not. He then asked why not begin improvements.

Discussion ensued.

Mr. Elton asked about trash collection and medical waste.

Improvements to the parking lot, lighting, and a phased approach to the approval was discussed.

Mrs. Holmstrom asked about signage. Mr. Sciullo assured her the preexisting sign would be used.

The board asked to create phases for the improvements within set time limits and the requirement that the applicant reappear with updates on progress.

A timeline of the project improvements and phases to completion was discussed.

A motion was made to open to the public, by Mr. Deeck & seconded by Mr. Flynn.

With nothing from the public, a motion was made to close to the public by Mr. Deeck and seconded by Mr. Hart.

A motion was made by Mr. Elton to approve the application, seconded by Mr. Deeck.

The application was approved by the following Roll Call:

Mr. Elton- YES
 Mrs. Sesko - YES
 Mr. Flynn- YES
 Councilman Pitzo-YES
 Mr. Deeck – YES
 Mr. Hart- YES
 Mrs. Holmstrom-YES
 Mr. Norcross - YES
 Mr. Farrell- YES

SECRETARY’S REPORT: A motion was made by Mr. Deeck and Seconded by Mr. Flynn to approve the minutes from April’s meeting. The minutes were approved.

RESOLUTIONS: None

ENGINEER’R REPORT: None

SOLICITOR’S REPORT: None

OTHER BUSINESS:

Mary Jane Jones, Block 96 Lots 17 & 18: Extension Request Re: Resolution 2018-09.

The board discussed extending the approval, previously memorialized in Resolution 2018-09. This being the second extension of approval, the board discussed an extension deadline of June 30th, with that being the final extension.

A motion was made to extend the deadline set forth in Resolution 2018-09 to June 30th, 2019, by Mr. Flynn and seconded by Mr. Deeck.

The extension was granted by the following roll call:

Mr. Elton- YES
 Mrs. Sesko - YES
 Mr. Flynn- YES
 Councilman Pitzo-YES
 Mr. Deeck – YES
 Mr. Hart- YES
 Mrs. Holmstrom-YES
 Mr. Norcross – YES
 Mr. Farrell- YES

Bruce Farrell, Chairman

OPEN TO THE PUBLIC: The Meeting was opened to the public with a motion from Mrs. Sesko, and seconded by Mr. Hart.

With nothing from the public, the meeting was closed to the public with a motion from Mr. Deeck and seconded by Mrs. Sesko.

The meeting was closed at 8:07 pm, all in favor, with a motion from Mr. Deeck, seconded by Mrs. Sesko.

Shannon Elton, *Secretary*

Bruce Farrell, Chairman