



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

Planning Board Meeting Minutes
August 12, 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.
Joe Martino
Councilman J. Pitzo
Bruce Farrell
Lou Deeck
Stephen Hart
Mayor William Packer
Victoria Holmstrom
Debbie Sesko
Scott Norcross
Michael McCabe

Sean Flynn
Robbie Conley

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

APPLICATIONS:

19-0003-Brian & Diane Management, LLC: Waiver of Site Plan Review at 488 Glassboro Rd, Block 74, Lot 6

Bruce Farrell, Chairman

A second letter was submitted to the board requesting a continuance until the next scheduled regular meeting. A motion was made by Mayor Packer and seconded by Mr. Martino. Granted by the following roll call:

Harry W. Elton Jr. –NO
 Joe Martino-YES
 Councilman J. Pitzo-YES
 Bruce Farrell-YES
 Lou Deeck-YES
 Stephen Hart-NO
 Mayor William Packer-YES
 Victoria Holmstrom-YES

The application will be continued at the next regularly scheduled meeting, with no additional extensions being entertained by the board.

#18-0004: Spiro Karolidis, Block 74 Lot 5, 532 Glassboro Rd

Mr. Borelli presented the board with a letter submitted to the board requesting an administrative extension of the time required to file the deeds associated with application #18-0004, previously approved by the board. A motion was made by Mr. Deeck and seconded by Mr. Martino. Granted by the following roll call:

Harry W. Elton Jr. –YES
 Joe Martino-YES
 Councilman J. Pitzo-YES
 Bruce Farrell-YES
 Lou Deeck-YES
 Stephen Hart-YES
 Mayor William Packer-YES
 Victoria Holmstrom-YES

The extension to September 30th, 2019 was granted.

Bruce Farrell, Chairman

SECRETARY'S REPORT: A motion was made by Mr. Martino and Seconded by Mayor Packer to approve the minutes from July's meeting. The minutes were approved, all in favor.

RESOLUTIONS: None

OTHER BUSINESS: Borough of Woodbury Heights Housing Plan Element and Fair Share Plan, including the Spending Plan of the Master Plan

Mr. Borelli introduced the Amendment to the Master Plan. Mr. Borelli declared that notice had been given to all the required recipients. He reviewed the two stage process of adopting the amendment.

The Board received copies and were able to review the report prepared by Tiffany CuvIELLO, PP, LLC (On File).

Ms. CuvIELLO reviewed the Borough's history with the affordable housing requirements, previous litigation and settlements, the rounds of affordable housing obligations and the process of adopting the plan. She reviewed two changes to the affordable housing elements. She also reviewed the Spending Plan.

Ms. CuvIELLO addressed the suggestion that the Borough prepare "The Affordability Assistance Policies and Procedures Manual", to be referenced when the money in the trust is being spent.

Ms. CuvIELLO explained that the board must adopt the amendment and replace the plan adjustment of 2015.

Ms. CuvIELLO addressed questions from the board.

The meeting was opened to the public.

Nothing from the public.

The meeting was closed to the public.

Mr. Elton made a motion to adopt the amendment to The Master Plan and approve the recommendation to council to consider and adopt the ordinance necessary to implement the amendments. Seconded by Mr. Hart.

Approved by the following roll call:

Harry W. Elton Jr. -YES
 Joe Martino-YES
 Councilman J. Pitzo-YES
 Bruce Farrell-YES
 Lou Deeck-YES
 Stephen Hart-YES
 Mayor William Packer-YES
 Victoria Holmstrom-YES
 Debbie Sesko-YES

Bruce Farrell, Chairman

ENGINEER'R REPORT: None

SOLICITOR'S REPORT: Mr. Borelli informed the board the PSE&G intends to be making an application for a Zoning Variance. Discussion ensued.

OPEN TO THE PUBLIC: The Meeting was opened to the public with a motion from Mayor Packer, and seconded by Mr. Deeck.

With nothing from the public, the meeting was closed to the public with a motion from Mr. Elton and seconded by Mr. Hart.

Mr. Elton acknowledged the passing of former board member, Henry Lunn.

The meeting was closed at 7:39 pm, all in favor, with a motion from Mr. Elton, seconded by Mr. Hart.

Shannon Elton, *Secretary*

Bruce Farrell, Chairman