



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

Regular Meeting Minutes

May 4, 2020

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: Mr. Conley, Mr. Farrell, Mr. Elton, Mr. Hart, Councilman Pitzo, Mr. Norcross, Mrs. Holmstrom, Mrs. Reim, Mrs. Sesko, Mayor Packer

Absent: Mr. Martino, Mr. Flynn

Also Present: B. Michael Borelli, Solicitor
Tiffany Morrissey, Planner
Mark Brunermer, Engineer

Secretary’s Report: The minutes for the March meeting were approved.

- a. Motion, Mr. Conley
- b. Second, Mr. Elton

Resolutions: None

Applications:

- a. #20-0001: *Space Works Self Storage, Block 38, Lots 2, 3, 10.01 & 11- Prelim/Final Major Site Plan & Minor Subdivision*

Bruce Farrell, Chairman

Chairman Farrell recused himself, as he was within 200 feet. Vice Chairman Elton proceeded.

Mr. Borelli presented Bob Desanto, as the applicant's representation. Mr. DeSanto introduced the following three witnesses to give testimony:

Mr. Steve Harbaugh, Owner
Mr. David Kreck, Engineer (with Petit Group)
Mr. Terry Combs, Professional Planner (with Petit Group)

Mr. Combs was accepted as an expert by the board. He gave testimony as a licensed professional planner and landscaper regarding the shape and layout of the property (A2). He reviewed the Site Plan, including drainage, fire access, easements and the signage (A3).

Mr. DeSanto reviewed the professional reports and the concerns outlined from Mrs. Morrissey and Mr. Brunermer. Discussion ensued.

The following exhibits were presented:

Presentation Plan (A1)
Aerial (A2)
Photograph of Frontage (A3)

No questions from the board.

Opened to the public:

Motion: Mrs. Holmstrom
Second: Mr. Conley

Closed to the public:

Motion: Mrs. Holmstrom
Second: Mr. Conley

The application was approved by the following:

Bruce Farrell, Chairman

Motion: Mr. Conley
Second: Mr. Hart

Roll Call: Mr. Elton, YES, Mr. Conley, YES, Mr. Hart, YES, Councilman Pitzo, YES, Mr. Norcross, YES, Mrs. Holmstrom, YES, Mrs. Sesko, YES, Mayor Packer, YES, Mrs. Reim, YES

(Mr. Farrell rejoined the board)

- b. #20-0002: 302 Tricentennial LLC, Block 38, Lots 15, 6 & 7- Use Variance (Mayor Packer & Councilman Pitzo stepped down for the Zoning Application)

Mr. Borelli quickly summarized the application and clarified that as a Zoning application 7 members would be voting. He presented Rob MacFeeters, of Puff and Cockerall in representation of the applicant. He presented Exhibits 1-7. Mr. Macfeeters presented the following witnesses to give testimony:

Dr. David Gubman, Owner
Mr. Joseph Heier, Potential Tenant/Applicant

Mr. MacFeeters further summarized his brief and the application, including the use, parking, and signage.

Mr. Heier reviewed the details and functions of his business. He gave testimony to client flow and business hours.

Dr. Gubman gave testimony to the current occupants of the property.

Mrs. Morrissey reviewed her letter to the board, specifically the parking. Discussion ensued.

Mr. Brunermer posed the question of lighting.

Mrs. Holmstrom expressed concern about lack of a trash enclosure.

No questions from the board.

Opened to the public:

Motion: Mr. Conley

Second: Mr. Hart

Closed to the public:

Motion: Mr. Conley

Second: Mr. Norcross

The application was approved by the following:

Motion: Mr. Conley

Second: Mr. Elton

Roll Call: Mr. Elton, YES, Mr. Conley, YES, Mr. Hart, YES,
Mr. Norcross, YES, Mrs. Holmstrom, YES, Mrs. Sesko, YES,
Mr. Farrell, YES

Open to the Public:

Open: Motion, Mrs. Sesko
Second, Mr. Norcross

Close: Motion, Mr. Conley
Second, Mr. Hart

Adjournment: Motion, Mrs. Holmstrom
Second, Mr. Conley

(9:03 pm)

Shannon Elton, Secretary

Bruce Farrell, Chairman