

## Minutes

Woodbury City Combined Planning/Zoning Board  
May 25, 2023

The following are the minutes of the Woodbury Combined Planning and Zoning Board meeting held on Thursday, May 25, 2023. The proceedings of the meeting are recorded and available for public inspection at the Office of the Administrative Officer. Copies of resolutions of approval or denial are on file with the Administrative Officer as well.

Chairman Ferraino started the meeting at 7:07 PM.

Chairman Ferraino announced that it was a regular meeting of the Woodbury Combined Planning/Zoning Board and was duly noticed as required by The Open Public Meetings Act.

Pledge of allegiance

Roll Call made by Mr. Pennypacker.

### **Members Present:**

Councilman Sam Ferraino

Mr. Ken McIlvaine

Mr. Mark Seigel

Mr. Michael Devlin

Mr. Charles Thomas

Mr. John Carter

### **Staff Present:**

Mr. Anthony Drollas, Jr., Esq.- Board Solicitor

Mr. Matt Wannamaker – Board Solicitor

Mr. Paul Brier – Board Engineer

Mr. Bradley Pennypacker - Alternate Board Secretary

### **Members Absent:**

Mayor Kyle Miller

Mr. Ryan Lange

Mr. Joseph Martorano

Mr. Matthew Soldano

Mr. Ray Angelini

**Staff Absent:**

Mr. John Leech – Board Secretary

**MINUTES**

A motion to approve the minutes of the Thursday, April 27, 2023 meeting was made by Mr. Seigel and seconded by Mr. Devlin. The motion passed unanimously.

**CERTIFICATES OF APPROPRIATENESS**

108 South Broad St-Lau’Renn McDaniel (Sign)  
Historical Preservation Commission Approved 6-0

45 Euclid St-New Hope Animal Wellness (Sign)  
Historical Preservation Commission Approved 6-0

29 High St-Michelle Sorbello (Exterior Paint)  
HPC Approved 6-0

A motion to approve the certificate of appropriateness applications for 108 South Broad Street, 45 Euclid Street and 29 High Street was made by Mr. Seigel, seconded by Mr. Devlin and passed unanimously.

**RESOLUTIONS**

Resolution P/Z-2-2003 for 42 Curtis Avenue use variance was tabled and the applicants will be attending the next Planning and Zoning Board Meeting on June 22<sup>nd</sup> per their request to present in front of the full board.

The Board agreed to have the applicants come back on June 22<sup>nd</sup>.

Resolution P/Z-5-2023 for David Berger, 59 North Broad Street was also tabled and the applicants will be returning at the next Planning and Zoning Board meeting on June 22<sup>nd</sup>.

A motion was made to table the 59 North Broad Street application by Mr. Devlin and seconded by Mr. Seigel. The entire board present was in favor of tabling.

Board requested applicants to come back to the June meeting with a conceptual design of the bedroom layout and as well as a final decision on how many bedrooms will be included in the conceptual design or plan. Applicants also need to look into parking and the easement.

A motion to approve resolutions HPC-5, 6 & 7-2023 for 108 South Broad Street, 45 Euclid Street and 29 High Street was made by Mr. Seigel, seconded by Mr. Devlin and passed unanimously.

There were 3 members of the public present for this meeting.

A motion to adjourn the meeting was made by Mr. Seigel, seconded by Mr. Devlin and passed unanimously.

The meeting ended at 9:24 pm.

Respectfully submitted

Bradley Pennypacker