Minutes
Woodbury City Combined Planning/Zoning Board
June 22, 2023

The following are the minutes of the in-person Woodbury Combined Planning and Zoning Board meeting held on Thursday, June 22, 2023 in Council Chambers. 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.

Vice-Chairman Ken McIlvaine started the meeting at 7:02 PM.

Vice-Chairman McIlvaine 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. Leech.

Present: Vice-Chairman Ken McIlvaine
Mr. Mark Seigel
Mr. Michael Devlin
Mr. Charles Thomas
Mr. Joseph Martorano
Mr. John Leech
Mr. John Carter
Mr. Ray Angelini

Absent: Mayor Kyle Miller
Councilman Sam Ferraino
Mr. Ryan Lange
Mr. Matt Soldano

Staff: Mr. Anthony Drollas, Jr., Esq. - Board Solicitor
Mr. John Leech - Board Secretary
Mr. Matthew Wannamaker – Board Planner
Mr. Paul Breier – Board Engineer

Minutes

A motion to approve the minutes of the Thursday, May 25, 2023 meeting was made by Mr. Devlin, seconded by Mr. Carter and passed unanimously.

Certificates of Appropriateness

66 Euclid St-66 Euclid St Enterprises (Roof)
HPC Approved 7-0
38 N Broad St-Milton W. Brown (Roof Removal)
HPC Approved 7-0
59 N Broad St-Anita Barringer (Sign)
HPC Approved 7-0
611 Cooper St-Michelle Morrison (Solar Panels)
HPC Approved 7-0
14 Curtis Ave-Rahmeer Edwards (Sign)
HPC Approved 7-0
111 N Broad St-Charlie Brown's (Exterior Façade Repair)
HPC Approved 7-0

A motion to approve the six Certificate of Appropriateness applications was made by Mr. Leech, seconded by Mr. Devlin and passed unanimously.

Old Business

P/Z-2-2003 Silverstone Properties-42 Curtis Avenue (Use Variance)

This application is continued from the May 25, 2023, Planning/Zoning Board meeting.
Mr. Eric Goldman, Esq. is representing Silverstone Properties. Mr. Goldman introduced Ms. Silver Buckman to the Board.
Mr. Drollas swore in Ms. Buckman for testimony.
Mr. Goldman gave a recap of the application that was presented at the May 25th meeting.
Ms. Buckman answered questions from the Board members and discussed the on-site parking and driveway.

A motion to open the meeting to the public was made by Mr. Devlin, seconded by Mr. Martorano and passed unanimously.
The following people addressed the Board:

Mr. Gerald O'Connor 72 Rugby Place
Ms. Sharon Washington 60 Curtis Avenue
Ms. Heidi Lewis 102 North Girard Avenue

A motion to close the meeting to the public was made by Mr. Martorano, seconded by Mr. Angelini and passed unanimously.

A motion to continue the application until the Thursday, July 27, 2023 meeting and extending all time periods was made by Mr. Devlin and seconded by Mr. Seigel.
Vice-Chairman McIlvaine, Mr. Seigel, Mr. Devlin, Mr. Thomas, Mr. Martorano & Mr. Angelini voted yes. Mr. Carter apposed the motion.

P/Z-5-2003 David Berger-59 North Broad Street (Site Plan Waiver)

Mr. P. J. Copsetta, Esq. introduced Mr. Robbie Conley, PA to the Board.
Mr. Drollas swore in Mr. Conley for testimony.
Mr. Copsetta gave a re-cap of the application that was presented at the May 25, 2023 meeting.
Mr. Conley reviewed the revised floor plans that were amended from 4-Units to 3-Units and explained the unit layouts along with the exits to the Board. Mr. Conley stated that the third floor will not be used for any purpose.

A motion to open the meeting to the public was made by Mr. Seigel, seconded by Mr. Devlin and passed unanimously.
The following people addressed the Board:

Mr. Gerald O'Connor 72 Rugby Place

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

A motion to approve the site plan waiver application for 59 North Broad Street was made by Mr. Seigel, seconded by Mr. Devlin and a roll call vote was taken:

Vice-Chairman Ken McIlvaine-Yes   Mr. Devlin-Yes   Mr. Carter-Yes
Mr. Seigel-Yes   Mr. Thomas-Yes

The motion passed5-0

A motion to open the meeting to the public was made by Mr. Leech, seconded by Mr. Seigel and passed unanimously.

A motion to close the meeting to the public was made by Mr. Leech, seconded by Mr. Seigel and passed unanimously.

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

The meeting ended at 8:07 pm.

Respectfully submitted
John Leech