

Minutes

Woodbury City Combined Planning/Zoning Board

July 27, 2023

The following are the minutes of the in-person Woodbury Combined Planning and Zoning Board meeting held on Thursday, July 27, 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 7:03 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

Mayor Miller swore in new Board member, Thomas Pisarcik.

Roll Call made by Mr. Leech.

Present: Mayor Kyle Miller

Vice-Chairman Ken McIlvaine

Mr. Mark Seigel

Mr. Michael Devlin

Mr. Charles Thomas

Mr. Joseph Martorano

Mr. Thomas Pisarcik

Mr. John Leech

Mr. John Carter

Mr. Ray Angelini

Absent: 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, June 22, 2023 meeting was made by Mr. Martorano, seconded by Mr. Devlin and passed unanimously. Mr. Pisarcik abstained from voting.

Old Business

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

This application is continued from the June 22, 2023, Planning/Zoning Board meeting. Mr. Eric Goldman, Esq. is representing Silverstone Properties. Mr. Goldman introduced Ms. Silver Buckman to the Board.

Mr. Goldman gave a recap of the application that was presented at the June 22nd meeting. Ms. Buckman addressed the Board members with regards to her proposal of converting a stand-alone garage into a one bedroom apartment.

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

The following people addressed the Board:

Mr. John Holston 20 North Horace Street
Ms. Rebecca Baum 86 North Evergreen Avenue
Ms. Sharon Washington 60 Curtis Avenue
Ms. Heidi Louis 102 North Girard Street
Ms. Maggie Plunkett 76 North Drexel Street
Ms. Alison Siciliano 193 Briar Hill Lane
Mr. Rick Hock 345 West Centre Street

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

Ms. Buckman answered questions from the Board.

A motion to approve the application for with all of the conditions that were stated was made by Mr. Martorano, seconded by Mr. Angelini and a roll call vote was taken:

Vice-Chairman Ken McIlvaine-No	Mr. Devlin-No	Mr. Martorano-No	Mr. Angelini-No
Mr. Seigel-No	Mr. Thomas-No	Mr. Carter-No	

The motion was denied 7-0

New Business

P/Z-7-2003 Phamily Philips-161 Emerson Street (Minor Subdivision)

Mr. Kevin Diduch, Esq. is representing Phamily Philips. Mr. Diduch introduced Mr. Tuan Pham to the Board.

Mr. Pham was sworn in for testimony by Mr. Drollas.

Mr. Pham and Mr. Diduch explained the proposed subdivision at 161 Emerson Street and answered questions from the Board.

Mr Breier addressed the Board with regards to his review letter for this application.

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:

Ms. Rebecca Baum 86 North Evergreen Avenue

Ms. Kim McCafferty 205 Emerson Street

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

Mr. Pham and Mr. Diduch answered questions from the Board. Mr. Pham stated that he would install a fence on the neighbor's side and remove trees at the rear of the property.

A motion to approve the subdivision was made by Mr. Seigel, seconded by Mr. Devlin and a roll call vote taken.

Mayor Miller-Yes

Mr. Devlin-Yes

Mr. Pisarcik -Yes

Vice-Chairman Ken McIlvaine-Yes

Mr. Thomas-Yes

Mr. Carter -Yes

Mr. Seigel-Yes

Mr. Martorano -Yes

Mr. Angelini -Yes

The motion was passed 9-0

Cannabis Ordinance Review

A motion to endorse Board Planner Matt Wanamaker's Cannabis Ordinance Review letter and forward it to the Woodbury City council was made Mr. Seigel, seconded by Mr. Martorano and passed unanimously.

Resolutions

A motion to approve amended resolution **P/Z-9-2023** for 59 North Broad Street was made by Mr. Angelini, seconded by Mr. Devlin and roll call was taken.

Vice-Chairman McIlvaine –Yes
Mr. Seigel –Yes

Mr. Devlin-Yes
Mr. Thomas-Yes

Mr. Carter-Yes

The motion was approved 5-0

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

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

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

The meeting ended at 8:25 pm.

Respectfully submitted
John Leech