

Minutes

Woodbury City Combined Planning/Zoning Board

August 24, 2023

The following are the minutes of the in-person Woodbury Combined Planning and Zoning Board meeting held on Thursday, August 24, 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: Mayor Kyle Miller

Vice-Chairman Ken McIlvaine

Mr. Mark Seigel

Mr. Michael Devlin

Mr. Charles Thomas (Exited the meeting at 7:50 PM)

Mr. Thomas Pisarcik

Mr. John Leech

Mr. John Carter

Mr. Ray Angelini

Absent: Councilman Sam Ferraino

Mr. Ryan Lange

Mr. Joseph Martorano

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, July 27, 2023 meeting was made by Mr. Devlin, seconded by Mr. Angelini and passed unanimously.

CERTIFICATES of APPROPRIATENESS

33 S. Broad St-LKM Holdings (Paint)

HPC Approved 7-0

135 S. Broad St-Amanda Terpstra (Doors/Ramp/Landscape/Lighting)

HPC Approved 6-0

343 S. Broad St-Spirit Halloween (Sign)

HPC Approved 7-0

143 Delaware St-Oakmark Management (Paint)

HPC Approved 6-0

15 E. Centre St-David DuCoin (Doors)

HPC Approved 7-0

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

New Business

P/Z-6-2003 Bestbuds-135 South Broad Street (Conditional Use/Use Variance)

Ms. Amada Curley, Esq. is representing Bestbuds. Ms. Curley gave the Board an overview of the Bestbuds application.

Mr. Ronald Elkins, PA was sworn in for testimony by Mr. Drollas.

Mr. Elkins reviewed the site at 135 South Broad Street and the surrounding area.

Mr. Michael McQueeney, Esq. Bestbuds Corporate Council gave a history of Bestbuds licensing.

Mr. McQueeney stated that there will be approximately 20 full-time and 6 part-time employees working 2 shifts per day.

The store hours will be Monday-Saturday 8 AM-8 PM and Sunday 10 AM-6 PM.

There will be no cannabis consumption on site. There will be a maximum of 13 people in the retail area and 3 people in the lobby.

Deliveries are made in Sprinter type vans usually 1-time per week. Deliveries will be made in a secure area in the warehouse at the rear of the building.

The waste will be collected by a private hauler in a 6 yard dumpster.

Ms. Curly introduced Mr. John Sobetsky with Mainline Security Systems.

Mr. Drollas swore Mr. Sobetsky on for testimony.

Mr. Sobetsky stated that his company will be installing approximately 36 cameras at the interior and exterior of the building. The security system is equipped with a battery back-up system in case of a power outage. There are 41 zones with motion detection and panic buttons and alarms. There will be a security guard on site.

Ms. Curley introduced Traffic Engineer, Mr. David Shropshire, PE, PP. Mr Shropshire reviewed his study of the site stating during the week there will be an average of 34 morning trips, 64 afternoon trips and 96 trips on the weekends to this site.

Mr. Shropshire referenced other towns in New Jersey and their parking requirements.

Ms. Curley addressed the Board with regard to a lawsuit that was filed against Bestbuds when the Resolution of Support was granted and stated that the Resolution was upheld by the courts.

Mr. Wannamaker commented on his review letter for this application.
Mr. Breier commented on his review letter for this application.

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

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

No one from the public spoke.

A motion to carry the application until the September 28, 2023 meeting was made by Mr. Devlin, seconded by Mr. Seigel and passed unanimously.

Resolutions

A motion to approve resolution **P/Z-10-2023** for 161 Emerson Street was made by Mr. Devlin, seconded by Mr. Seigel and roll call was taken.

Mayor Miller-Yes	Mr. Devlin-Yes	Mr. Angelini-Yes
Vice-Chairman McIlvaine –Yes	Mr. Pisarcik-Yes	
Mr. Seigel –Yes	Mr. Carter-Yes	

The motion was approved 7-0

A motion to approve resolutions **HPC-14, 15, 16, 17 & 18-2023** for 33 South Broad Street, 135 South Broad Street, 343 South Broad Street, 143 Delaware Street and 15 East Centre Street was made by Mr. Leech, seconded by Mr. Devlin and passed unanimously.

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

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

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

The meeting ended at 9:00 pm.

Respectfully submitted
John Leech