Minutes
Woodbury City Combined Planning/Zoning Board
September 28, 2023

The following are the minutes of the in-person Woodbury Combined Planning and Zoning Board meeting held on Thursday, September 28, 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.

Chairman Sam Ferraino started the meeting at 7:03 PM.

Vice-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. Leech.

Present: Councilman Sam Ferraino
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
Vice-Chairman Ken McIlvaine
Mr. Ryan Lange
Mr. Thomas Pisarcik
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, August 24, 2023 meeting was made by Mr. Angelini, seconded by Mr. Seigel. Chairman Ferraino and Mr. Martorano abstained from voting. The motion passed unanimously.

<u>Resolutions</u>
A motion to approve resolution **P/Z-11-2023** for 42 Curtis Avenue was made by Mr. Seigel, seconded by Mr. Angelini and roll call was taken.

Mr. Seigel–Yes	Mr. Thomas-Yes	Mr. Carter-Yes
Mr. Devlin-Yes	Mr. Martorano-Yes	Mr. Angelini-Yes

The motion was approved 6-0

Chairman Ferraino recused himself and left the meeting at 7:08 PM.

<u>New Business</u>

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 and updated site plan that has been submitted to the Board.
Ms. Curly stated that with the updates, the "D" variance is being withdrawn from the application.
Ms. Curly introduced the owner of Bestbuds, Ms. Amanda Terpstra. Ms. Terpstra was sworn in for testimony by Mr. Drollas and Ms. Terpstra addressed the Board and explained the proposed Bestbuds operations.
Mr. Ronald Elkins, PA addressed the Board with regards to the updated site plan explaining that the employee parking and deliveries will be inside the rear warehouse at 135 South Broad Street. Mr. Elkins stated that all of the required ventilation, lighting, security, bollards, exits and etc. will be installed with all of the required building codes.
Mr. Shropshire referenced his traffic study and the City of Woodbury's parking requirements and proposed ten foot wide parking spaces.
Mr. Wannamaker commented on his review letter for this application.
Mr. Breier commented on his review letter for this application.
Ms. Elkins addressed the Board with regard to when deliveries will be made and that the deliveries will pull in and back out.

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

Ms. Peg Sickel-145 Rugby Place

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

A motion to approve the minor site plan with 14 exterior and 8 interior parking spaces, along with all of the conditions, waivers, signage and all testimony stated was made by Mr. Angelini, and seconded by Mr. Seigel

A roll call vote was taken.

Mr. Seigel–Yes	Mr. Leech-Yes	Mr. Angelini-Yes
Mr. Devlin-Yes	Mr. Carter-Yes	

The motion was approved 5-0

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

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

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

The meeting ended at 8:33 pm.

Respectfully submitted
John Leech