

City of Woodbury Planning and Zoning Board Agenda

Virtual Meeting

March 25, 2021

Virtual Waiting Room Opens 6:30 p.m.

Meeting starts 7:00 p.m.

Zoom Link: <https://us02web.zoom.us>

Zoom Passcode: PZMAR21

Telephone Call: 1-301-715-8592

Telephone Webinar ID: 847 6434 6337

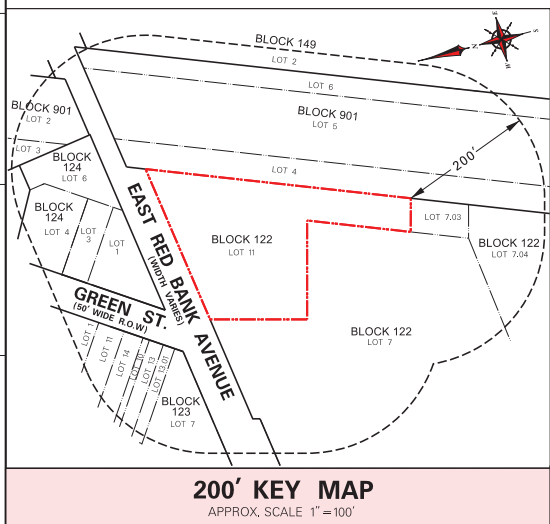
Telephone Passcode: 1747325

1. This is the regular monthly meeting of the City of Woodbury Planning/Zoning Board, being held on March 25, 2021.
Due notice of this meeting was duly given in accordance with the requirements of the Open Public Meeting Laws of the State of New Jersey.
2. Pledge of Allegiance.
3. Roll Call
4. Approval of minutes for the meetings held on February 25, 2021
5. New Business:
 - P/Z-1-2021** PSE&G (Site Plan/Bulk Variance)
49 East Red Bank Avenue
 - P/Z-3-2021** M. Coffey (Use Variance/Site Plan Waiver)
1019-1021 North Broad Street

Examine definitions and allowable uses in the C-1, C-2 & C-3 Commercial District
6. Resolutions:
 - P/Z- -2021** Camden Cleaning Center, Inc (Use Variance/Site Plan)
537 South Evergreen Avenue
 - 2. **P/Z- -2021** Gidage Real Estate LLC (Use Variance)
37 East Centre Street
7. Open To Public
8. Motion to Adjourn

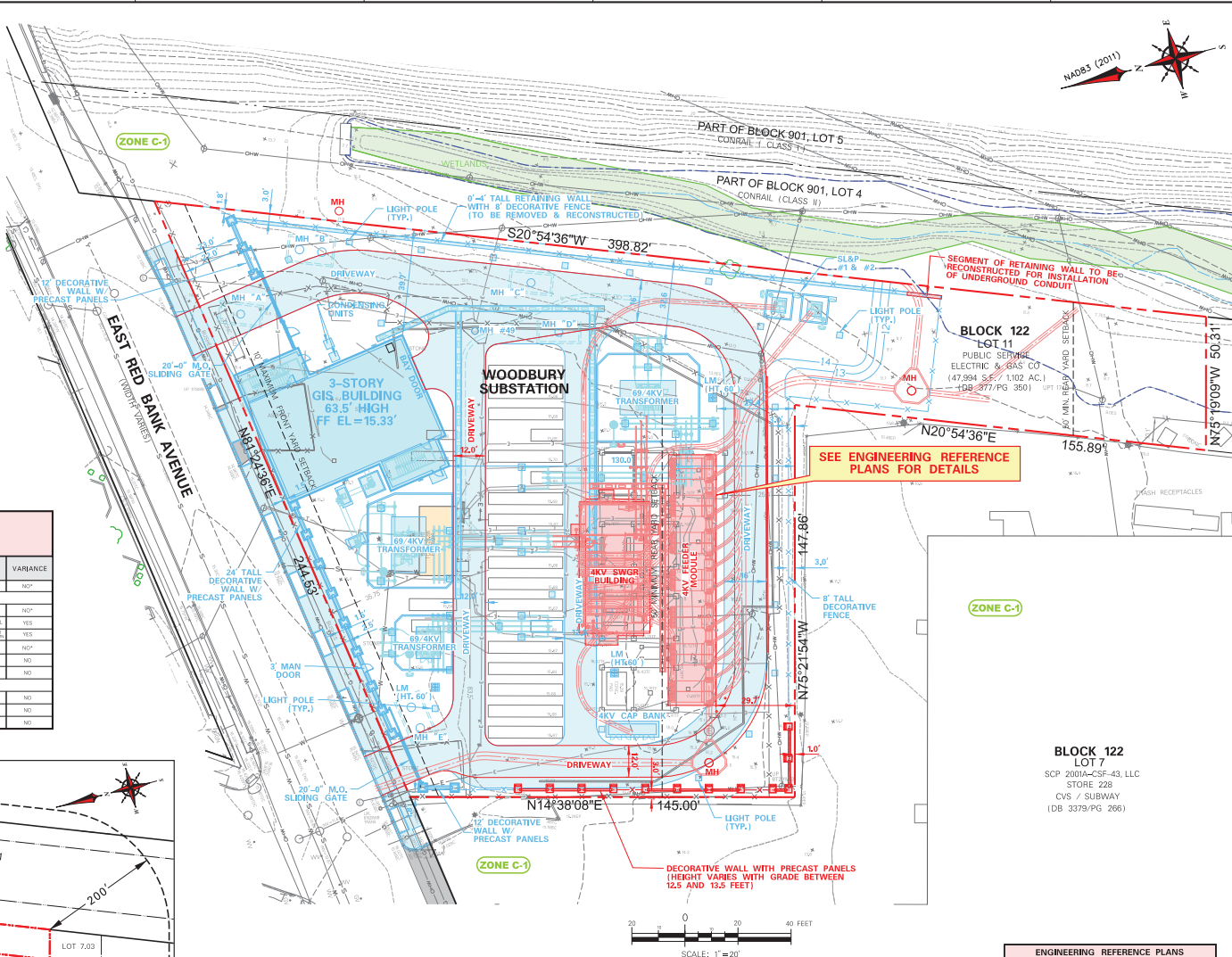
CITY OF WOODBURY ADJOINING OWNERS			
LOT	PROPERTY OWNERS	MAILING ADDRESS	WITHIN 200 FEET
122	1. SCP 2001A-CSF-43, LLC Store 228	1125 Park Plaza 160 Woodbury, NJ 08095	
7.04	Woodbury City	10 Delaware St. BOX 980 Woodbury, NJ 08095	
7.04	Woodbury City	10 Delaware St. BOX 980 Woodbury, NJ 08095	
7	Three Corner c/o Gold Emerald Gps.	1207 White Horse Road Woodbury, NJ 08095	
10	Mahar Group LLC	102 Amity Run Woodbury, NJ 08095	
11	First Baptist Church of Woodbury	544 N. Broad & E. Parker St Woodbury, NJ 08095	
12	First Baptist Church of Woodbury	544 N. Broad & E. Parker St Woodbury, NJ 08095	
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16	First Baptist Church	544 N. Broad & E. Parker St Woodbury, NJ 08095	
17	Three Corner c/o Gold Emerald Gps.	1207 White Horse Road Woodbury, NJ 08095	
18	Law N. Joy Mkt Inc.	446 Green St Woodbury, NJ 08095	
19	Law N. Joy Mkt Inc.	446 Green St Woodbury, NJ 08095	
20	Law N. Joy Mkt Inc.	446 Green St Woodbury, NJ 08095	
21	Law N. Joy Mkt Inc.	446 Green St Woodbury, NJ 08095	
22	Evergreen Square LLC & Kinship	101 Kings Hwy Woodbury, NJ 08095	
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SCHEDULE OF BULK REQUIREMENTS WOODBURY SUBSTATION					
CITY OF WOODBURY, GLOUCESTER COUNTY, NEW JERSEY					
ZONE DT - DOWNTOWN TRANSITS					
AREA & DESIGN STANDARDS	REQUIRED	EXISTING	PROPOSED PREVIOUSLY APPROVED	PROPOSED	VARIANCE
MINIMUM LOT AREA	60,000 SF	41,980 SF	No Change	No Change	NO
MINIMUM BUILDING ACCESSORY SETBACKS					
FRONT	MIN. 5 FT.	MIN. 5 FT.	No Change	No Change	NO
REAR	MIN. 5 FT.	MIN. 5 FT.	No Change	No Change	NO
PERCENTAGE COVERAGE	MIN. 10%	MIN. 10%	No Change	No Change	NO
MINIMUM LOT COVERAGE	100%	100%	No Change	No Change	NO
MINIMUM BUILDING HEIGHT	10 FT. MIN.	10 FT. MIN.	No Change	No Change	NO
MINIMUM BUILDING ACCESSORY SETBACKS					
FRONT	30 FT.	NA	NA	NA	NO
REAR	30 FT.	NA	NA	NA	NO
MINIMUM BUILDING ACCESSORY SETBACKS	30 FT.	NA	NA	NA	NO



THE DATE: 2/14/2021 2:28:01 PM

FILE: C:\Projects\Electric\Site Plans\10004-ES-11C-Woodbury\Site Plans\10004-ES-11C-Woodbury-Site Plan.dwg



ENGINEERING REFERENCE PLANS		
DRAWING TITLE	DATE	REV. DATE
10004-ES-11C-Woodbury Substation Key Plan	1/27/21	
10004-ES-11C-Woodbury Substation Foundation	1/27/21	

BURNS & McDONNELL
SCOTT A. FISCHER
Professional Engineer
No. 240200070
Date: 2/14/2021

PSEG SERVICES CORPORATION
SHEHZAD C. KHAN
Professional Land Surveyor
No. 0402042
Date: 2/14/2021

PSE&G
WOODBURY SUBSTATION
BLOCK 122, LOT 11
49 EAST RED BANK AVENUE
CITY OF WOODBURY, GLOUCESTER COUNTY, NJ
SITE PLAN

SITE LOCATION MAP
APPROX. SCALE: 1"=200'

I CONSENT TO THE FILING OF THIS PLAN WITH THE PLANNING/ZONING BOARD OF THE CITY OF WOODBURY.

OWNER: PUBLIC SERVICE ELECTRIC & GAS COMPANY
DATE: 2/14/2021
ACTIVE: JEREMY DIRECTOR ENVIRONMENTAL PROJECTS & PERMITTING
ADDRESS: 1000 HAZEL ROAD, SOUTH PLAINFIELD, NJ 07080
APPLICANT: PUBLIC SERVICE ELECTRIC & GAS COMPANY
PROJECT: WOODBURY SUBSTATION
PROJECT MANAGER: JEREMY DIRECTOR
APPROVED BY: JEREMY DIRECTOR
DATE: 2/14/2021

NO.	DATE	DESCRIPTION	BY	CHECKED
1				
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Woodbury Station photo view from the railroad tracks above Red Bank Avenue



Woodbury Station photo view from below railroad tracks on Red Bank Avenue

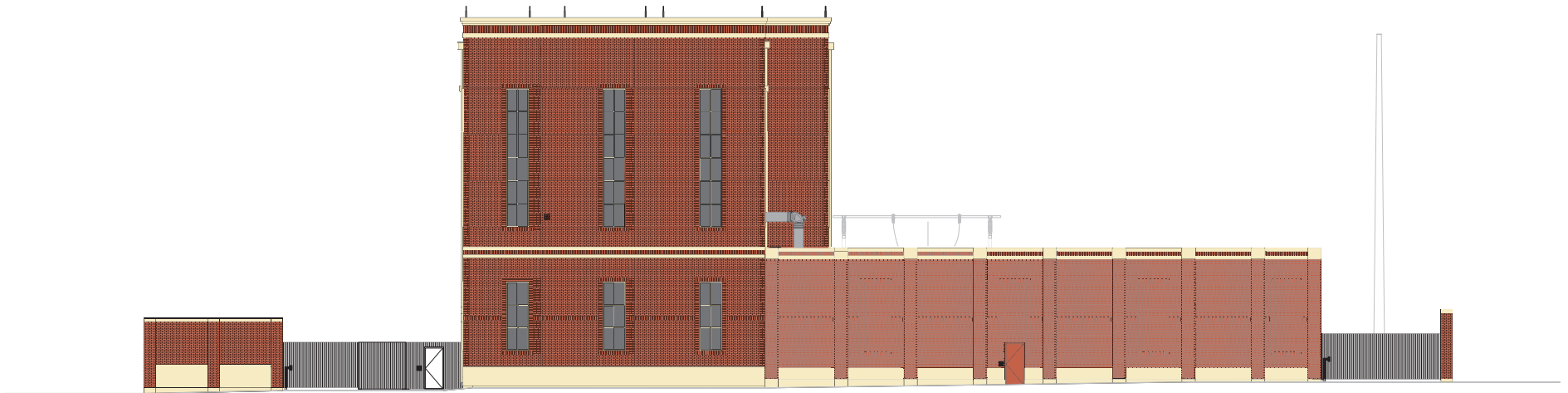


Woodbury Station photo view from Red Bank Ave. & Green St.



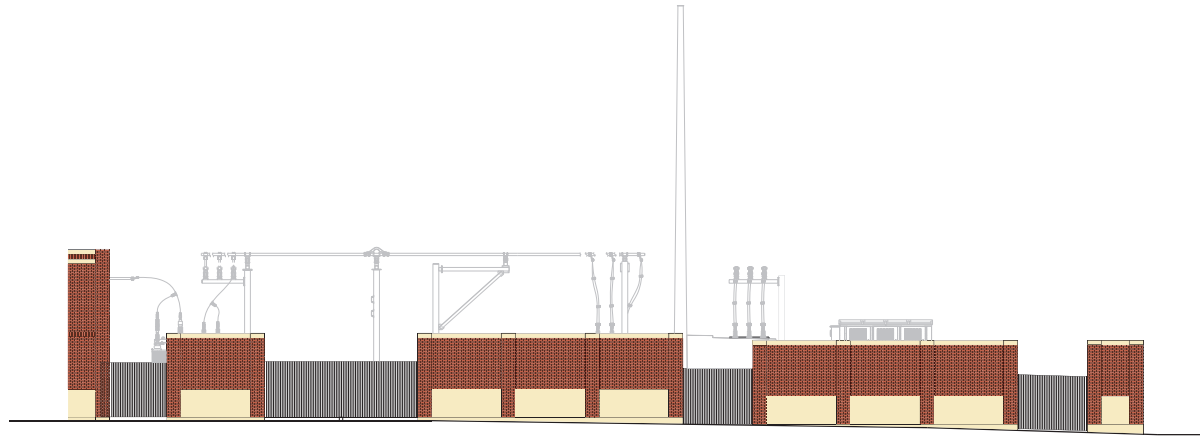
Woodbury Station photo view from near Verizon store in parking lot



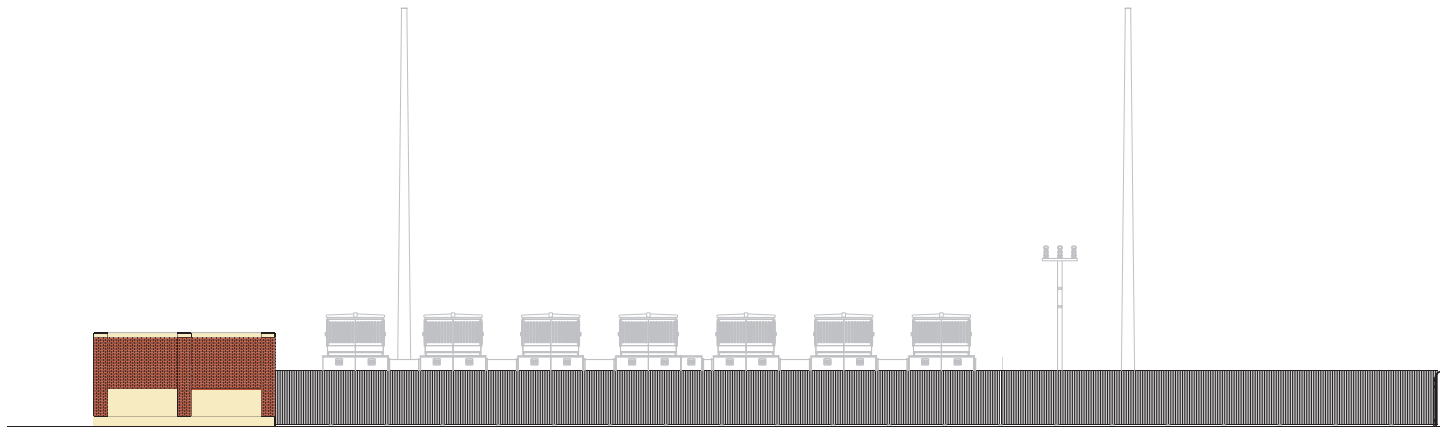


NORTH SIDE OF STATION
VIEWED FROM EAST RED BANK AVE.

EXHIBIT A7



WEST SIDE OF STATION
VIEWED FROM VACATED GREEN ST.



SOUTH SIDE OF STATION
VIEWED FROM CVS STORE LOT

