

## WENONAH COMBINED PLANNING BOARD

### MINUTES

March 23, 2015

#### PLEDGE OF ALLIGANCE

The Regularly Scheduled Meeting of the Borough of Wenonah Combined Planning Board was called to order at 7:00 P.M. by Chairman John Zupko.

**ROLL CALL:** Present: Chairman John Zupko, Mayor John Dominy, Ken Trovarelli, Councilman Jack Sheppard, Charles Horan, Larry Smith, Scott Barnes , Bill Deascentiis, Tom Murtha, Maggie Striebel  
Absent: Chris Newman

Mr. Zupko noted a quorum was present and that this meeting was being held in accordance with the Open Public Meetings Act, also known as the "Sunshine Law".

#### ADOPTION OF THE AGENDA

A motion was made to adopt the agenda by Mr. Sheppard, seconded by Mr. Horan and was unanimously confirmed.

#### APPROVAL OF MINUTES – February 23, 2015

Mr. Zupko noted the Roll Call vote of the Koenig Application Approval should appear in the minutes. A motion was made to approve the amended minutes by Mr. Zupko, seconded by Mr. Sheppard and was unanimously approved.

**RESOLUTION CPB – 5 – 2015: GRANTING VARIANCES FROM MAXIMUM SIZE FOR AN ACCESSORY BUILDING AND THE MAXIMUM HEIGHT FOR AN ACCESSORY BUILDING AND A VARIANCE FROM THE REQUIREMENT THAT ACCESSORY BUILDINGS NOT BE LOCATED IN THE FRONT OF A PROPERTY, TO RYAN KOENIG, 201 W. MANTUA AVENUE, WENONAH, NJ 08090 REGARDING PROPERTY LOCATED AT BL 67, LOT 1, A/K/A 204 WEST WILLOW ST., APPICATION NO, 2015-2.**

A motion was made to open the meeting to the public by Mr. Horan, seconded by Mr. Barnes and was unanimously confirmed.

Mr. Kreck said he met with Mr. Koenig and said Mr. Koenig hired a landscaper and has a plan for the landscaping. He said a major change was the removal of asphalt. It will be replaced with landscaping and stone. Evergreens will be planted to run along garage. The trailer will no longer be there.

Mr. Kreck and Dale Taylor met with the residents to discuss the changes. The residents were in agreement with the landscaping project. It was noted that Mr. Koenig would have to comply with the plan or a C.O. will not be issued.

Melissa Eckstein stated she was not happy with the damage control. She was concerned where the trailer was going. Mr. Taylor assured her it would not be going between the properties. She feels she has not received respect from Mr. Koenig during the building process.

Mr. Kreck gave the members a copy of the plan to review.

A motion to close the meeting to the public was made by Mr. Horan, seconded by Mr. Sheppard and was unanimously confirmed.

A motion was made to adopt the resolution by Mr. Sheppard, seconded by Mr. Horan.  
ROLL CALL: AYES: Zupko, Trovarelli, Sheppard, Horan, Smith NAYS: none

**OLD BUSINESS – none**

**NEW BUISNESS – none**

**CORRESPONDENCE**

Mantua CPB Minutes – 2/17/15 (Horan)  
NJ Planner – Jan./Feb. 2015  
NJ Municipalities Magazine – March 2015  
Federal Communication Commission – Section 106 Filings

**BILLS**

Dale Taylor, Esq. – ½ retainer - \$1,200.00  
A motion was made to pay the bill by Mr. Sheppard, seconded by Mr. Horan and was unanimously approved.  
Dale Taylor, Esq. – Koenig Escrow App. 2015-2 - \$587.50  
A motion was made to pay the bill by Mr. Sheppard, seconded by Mr. Horan and was unanimously approved.

**OPEN MEETING TO THE PUBLIC**

A motion was made by Mr. Horan, seconded by Mayor Dominy to open the meeting to the public and was unanimously confirmed.

There not being any business to come from the public, a motion was made to close the meeting to the public by Mayor Dominy, seconded by Mr. Horan and was unanimously confirmed.

**ADJOURNMENT**

A motion was made to adjourn by Mr. Horan, seconded by Mayor Dominy and was unanimously confirmed.

Meeting adjourned at 7:34 P.M.

Respectfully submitted,

Sandy Christina  
CPB Secretary