

WENONAH COMBINED PLANING BOARD

MINUTES

January 23, 2023

PLEDGE OF ALLEGIANCE

The **Reorganization Meeting** of the Borough of Wenonah Combined Planning Board was called to order at 7:00 PM by the Chairman, John Zupko.

Mr. Zupko and Ms. Striebel were sworn in as returning Class IV members and new member, Abby Lutz, was sworn in as Alternate #2.

ROLL CALL

Present: John Zupko, Mayor Doheny, Councilman Cox, Scott Barnes, Charles Horan, Brian Nicholson, Chris Newman, Maggie Striebel, Rich Wright, Abby Lutz

Absent: Barbara Capelli

Mr. Wright can vote in the absence of Ms. Capelli.

Mr. Zupko noted that a quorum was present and that the 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. Horan, with the postponement of the application for 105 S Jefferson noted. The motion was seconded by Mr. Barnes and was unanimously approved.

ELECTION OF CHAIRPERSON, VICE CHAIRPERSON, AND ELECTION OF THE SITE PLAN REVIEW COMMITTEE

Mr. Horan made a motion to approve Mr. Zupko as Chairman, seconded by Mr. Barnes and was unanimously approved.

Mr. Zupko made a motion to approve Mr. Horan as Vice Chairman, seconded by Ms. Striebel and was unanimously approved.

Mr. Zupko made a motion to approve the reappointment of the current Site Plan committee-Horan, Striebel and Barnes, which was unanimously approved.

APPROVAL OF THE MINUTES FOR DECEMBER 14, 2022

A motion was made by Mr. Horan to approve the minutes as written. The motion was seconded by Mr. Wright and was unanimously approved.

NEW BUSINESS

Resolutions CPB-1-23, CPB-2-23, CPB-3-23, and CPB-4-23 were all approved unanimously after an all "yes" roll call vote.

PUBLIC HEARING

Public Hearing on Application CPB-2-22, requesting a variance from the maximum size permitted for an accessory structure and a variance from improvements in the front yard area at 204 W Willow Street.

This hearing was duly recorded by electronic means.

Mr. Newman made a motion to open to the public, which was seconded by Mr. Barnes. No public was present. Ms. Striebel made a motion to close to the public which was seconded by Mr. Newman. The motion was approved unanimously.

Mr. Newman made a motion to approve the application, which was seconded by Mr. Barnes.

Roll Call: Yes- Zupko, Doheny, Cox , Horan, Nicholson, Barnes, Newman, Striebel, Wright
Absent- Capelli

No- None

The application was unanimously approved.

Public Hearing on Application CPB- 23-1, requesting a variance from maximum impervious coverage allowed at 109 S Princeton Avenue.

This hearing was duly recorded by electronic means.

Mr. Newman made a motion to open to the public, which was seconded by Mr. Cox. No public was present. Mr. Newman made a motion to close to the public which was seconded by Ms. Striebel. The motion was approved unanimously.

Roll Call: Yes- Zupko, Doheny, Cox, Nicholson, Horan, Barnes, Newman, Striebel, Wright

Absent- Capelli

No- None

The application was unanimously approved.

OLD BUSINESS

Approval of Resolution CPB-5-23, Minor Subdivision at 102 E Pine Street.

Mr. Zupko made a motion to approve the resolution as prepared, which was seconded by Mr. Wright. Only those present at the last meeting were able to vote.

Roll Call: Yes- Zupko, Nicholson, Horan, Newman, Striebel, Wright

No- None

The resolution was approved.

CORRESPONDENCE

NJ Municipalities magazine

Monthly engineer report

BILLS

Mr. Taylor presented a bill for the Ristine resolution, to be paid from escrow, in the amount of \$337.50. Mr. Horan made a motion to pay the bill, which was seconded by Mr. Barnes. The motion was unanimously approved.

OPEN MEETING TO THE PUBLIC

A motion was made to open the meeting to the public by Mr. Wright, seconded by Mr. Newman, and was unanimously approved. There being no public present, a motion to close was made by Mr. Horan, seconded by Mr. Barnes, and was unanimously approved.

A motion to adjourn was made by Mr. Horan, seconded by Mr. Barnes, and was unanimously approved.

The meeting adjourned at 7:43 pm.

Respectfully Submitted,

Laurie Christinzio

CPB Secretary