

**WENONAH COMBINED PLANING BOARD**

**MINUTES**

**FEBRUARY 27, 2023**

**PLEDGE OF ALLEGIANCE**

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

**ROLL CALL**

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

Absent: Barbara Capelli, Abby Lutz

Solicitor Dale Taylor and Borough Engineer David Kreck were also present.

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".

Mr. Wright will be able to vote due to the absence of Ms. Capelli.

**ADOPTION OF THE AGENDA**

A motion was made to adopt the agenda, with an addition, by Mr. Horan, seconded by Ms. Striebel and was unanimously approved.

**APPROVAL OF THE MINUTES FOR JANUARY 23, 2023**

A motion was made by Mayor Doheny to approve the minutes with the addition of Mr. Barnes to the attendance. The motion was seconded by Mr. Barnes and was unanimously approved.

**PUBLIC HEARING**

Public Hearing on Application CPB-23-2: 110 N Princeton Avenue, Block 36.02/Lot 4; Requesting a Bulk Variance to install a fence in the front yard.

This hearing was duly recorded by electronic means.

Several neighbors spoke during the open to the public portion of the hearing: Simmler, Ognibene, Hartman, Sanchez.

Mr. Horan made a motion that the application be approved, which was seconded by Mr. Barnes.

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

NO- none.

ABSENT: Capelli, Lutz

The motion passed.

**OLD BUSINESS**

Approval of Resolution CPB-6-23: Requesting a variance from the maximum size if an Accessory Structure and to permit improvements in the front yard.

Mr. Zupko made a motion to approve the Resolution, which was seconded by Mr. Horan.

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

NO- none.

ABSENT: Capelli, Lutz

The motion passed.

Approval of Resolution CPB-7-23: Requesting a variance from the maximum impervious coverage allowed.

Mr. Zupko made a motion to approve the Resolution, which was seconded by Mayor Doheny.

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

NO- none.

ABSENT: Capelli, Lutz

The motion passed.

#### **NEW BUSINESS**

Mr. Kreck informed the Board of the amendment of the current Flood plain ordinance to the new Flood Hazard Protection Ordinance. He was seeking the Boards endorsement of the change. Mr. Zupko made a motion to approve the amendment, which was seconded by Mr. Wright. The motion passed unanimously.

#### **CORRESPONDENCE**

NJ Municipalities magazine

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#### **BILLS**

None

#### **OPEN MEETING TO THE PUBLIC**

A motion was made to open the meeting to the public by Mayor Doheny, seconded by Mr. Newman, and was unanimously approved. There was a Planning student present with general questions. Mr. Taylor answered her questions and offered to give her some planning/zoning information that he had. A motion to close was made by Mr. Wright, seconded by Mr. Newman, and was unanimously approved.

A motion to adjourn was made by Mr. Wright, seconded by Mr. Cox, and was unanimously approved.

The meeting adjourned at 8:02 pm.

Respectfully Submitted,

Laurie Christinzio

CPB Secretary