

Planning Board
Minutes
September 12, 2012

Meeting was called to order at 6:32 pm by Chairman Cooke

1. Roll Call

Present

John Santoro
Comm. Sarno
Tom McAdam
Chief Hazlett
Jay Cooke
Mayor Bagnell

Absent

Pete Weiss
Steve Rice
Emily Christian

Professionals:

Stan Bergman, Jr
Craig Hurless, Polistina & Assoc.

2. Motion to adopt August 2012 minutes by John Santoro and seconded by Steve Rice.
3. Applications: NONE
4. Discussions:

Overlay District- Monaco Motel

Board Engineer created an ordinance for the overlay district allowing housing uses w/l that section. Concerns: S. Surrey to S. Frankfort Avenues- those 4 blocks. Allowed now is single family detached dwellings, allowing for multi dwellings. Recommendation to allow 2 family dwellings side by side duplexes

The current trends not being sold as condos they are easier to sell with own individual lots to party wall. We can adjust the ordinance. Setbacks will be modified as it stands now.

Concerns: water flow? Storm water standards do exist and those standards that exist now must be enforced.

One of the principal owner was present and gave a very “informal” presentation. Mr. Gerald Hamburg of Philadelphia Residential Development Corp. (PRDC).

They are proposing a fee simple vs. condos type development as stated before, fee simple are more attractive to the public for selling. The city can place any kind of condition of the buildings, state colors excepted for exterior, landscaping requirements plus all codes of the municipalities must be enforced.

Jon Barnhardt of Arthur Ponzio & Assoc. was present to speak on behalf of this client Mr. Hamburg.

Public Portion opens 7:25pm

Public portion closes 7:25pm- no one to speak

Only concern they had is the setbacks (frontage) when facing the boardwalk . Board Engineer will draft smoothing to address those concerns and present next month. Mr. Hurless stated that different conditions could be placed on different sections, example if you are a corner property your front setback may be different then a unit in the middle of the development. A draft will be made and discussed at next month’s meeting.

Conditions can be placed on this development such as landscaping, how much lot coverage? Shrubs and landscaping ,what kind, where. Etc.?

Board member stated they would like to see a copy of the deed restrictions on this particular property and see a more detailed plan of what is proposed.

At next month’s meeting , all these concerns and changes mentioned will be made into a recommendation , discussed then and then passed on to the governing body for their approval.

Discussion: Residential / art district. Board Engineer will have something prepared for discussion about this area to be discussed at next month’s meeting.

Public portion open 8:05pm

Public portion close 8:05pm

Motion was made to adjourn meeting by Tom McAdam and seconded by John Santoro. All were in favor.