

Planning Board

Minutes

July 10, 2013

6:30pm

1. Call to order at 6:40 pm
2. Roll call

Present	Absent
Steve Rice	John Santoro
Mayor Bagnell	Don Siglin, Jr.
Peter Weiss	
Chief Hazlett	
Tom McAdam	
Jay Cooke	
Comm. Sarno	
Emily Christian	

3. Adoption of June 2013 minutes. Motion was made by Peter Weiss and second by Tom McAdam. All were in favor.
4. Adoption of Resolutions:
P11-2013- Holy Trinity Parish- Blk. 70, Lot 1.01. Motion was made by Tom McAdam and second by Steve rice. All were in favor.
5. Application:
“The Waves”, Philadelphia Residential - 111 S. Little Rock Ave, Requesting a Minor site plan and a “C” variance. Represented by Brian Callaghan, Esq. Jon Barnhardt of Arthur Ponzio & Assoc. here to speak as well as Mr. Callaghan. They are here to request to have a construction office/ sales trailer on the property and also place a fence (for safety) around the property the present zoning does not allow either of these things .27 fee simple townhomes to be constructed. All walkways will remain open. The trailer will be on the street end of Little Rock Ave (a pre-fab one). Looking to have these things here for 24 months.

The Engineers report dated July 9, 2013, concerns need to be addressed. Mr. Barnhardt and Mr. Callaghan agree with all of them and see no reason to do what is asked in the report. Mr. Hurless stated these would be made as conditions for approvals.

Old housekeeping matters needs to be addressed still Mr. Hurless states. City still needs the revised plans (from previous meetings in front of the board)the final subdivision and the site plan improvements, these are all standard requests.

Board had a big concern about 24 months time frame for keeping sales trailer on the site? Mr. Callaghan agreed to shorten the time (after Mr. Barnhardt spoke to client) on cell phone. They agreed to 15 months Mr. Callaghan states. Mr. Callaghan stated that has the units are sold, the sales office will move into one of the model homes. And the construction crew would have to find other arrangements for their office setting. If for some reason they still need the trailer there they would have to again come in-front of the board again and request approvals that are needed.

The conditions placed on the applicant are;

1. 15 months for the sales trailer, if they need more time, they will have to come in front of the planning board for an extension and approvals.

2. With- in 45 days of signed approvals the demolition will begin with proper city and utility approvals. Keep a lock box of some kind for the Fire Department.

Public portion opens at 7:34pm

Public portion closes at 7:35pm- no one in the audience

Chief Hazlett states that he needs keys to all the gates or fences – Mr. Callaghan states not a problem.

Motion was made to approve the above application with the conditions as stated above by Steve Rice and seconded by Commissioner Sarno.

Vote taken

Chief Hazlett- yes no problem with this application, they have been very cooperative and generous to the city. They are putting in 2 new 8 inch mains to improve water flow in that area.

Comm. Sarno- yes – take necessary safety measures and its improvement to the area.

Steve Rice- yes- improvement to the area

Pete Weiss- yes-. Long as all requirements are met and Code Enforcement and the Fire Department are satisfied he has no problem with application.

Tom McAdam- yes all in favor, all mentioned above

Emily Christian- yes- tribute to Ventnor, get it done

Jay Cooke- yes temporary items will be addressed and hope for a speedy project.

Mayor Bagnell- yes improvement to the area. Additional water pipes being installed by the applicant will help that area. City needs this project to improve the area.

Application is approved.

Discussions:

ABFE- the board met and made a recommendation to the governing body for 1 ft freeboard ABE. Then FEMA came out with new guidelines so had to go back to the board for a change. All agreed to now recommend to the governing body 2 ft above based flood elevation. This will be sent to the governing body for consideration.

What is the Definition of a Bedroom? Based on the NJ building code, section 201 of a sleeping unit it states a private room planned on sleeping separated by a door. This will be tabled until next month' meeting, board members had some concerns about the definition.

New bulk head requirements on bay front properties: City engineer suggested that we change our code to reflect the date of 1988 instead of the year of 1929. Board members agreed, a motion made by Mayor Bagnell and seconded by Tom McAdam. A recommendation will be made to the governing body.

Commercial/Art & Residential Districts- it's an ongoing discussion. Mayor stated that he would like to connect Atlantic Avenue to Ventnor Ave., east little rock and west side of Weymouth Ave. Board engineer will prepare a map with all lines for discussion and discuss at next month's meeting.

Chairman Cooke stated that he has reached out to the Millville Arts District and will be going there to meet with someone there since they had had a Arts District there and is very successful . He will report next month.

Also to be discussed is House of Worship for next month's meeting. Engineer will prepare a map and the zones they are in

Motion was made to adjourn meeting by Mayor Bagnell and second by Steve Rice. All in favor.

Next month's agenda for discussion:

Art/Commercial /Residential Districts

House of Worships in Ventnor and their zones.

