

Planning Board

Minutes

March 13, 2013

Meeting was called to order 6:35pm

1. Roll Call

Present

Absent

Comm. Sarno

John Santoro

Steve Rice

Peter Weiss

Tom McAdam

Emily Christian

Chief Hazlett

Jay Cooke

Mayor Bagnell

Professionals:

Stan Bergman, Jr

Craig Hurless

2. Adoption of January 2013 minutes. Motion made to approve minutes by Mayor Bagnell and seconded by Tom McAdam. All were in favor

3. Adoption of Resolutions:

P1-2013- Reappointing of Chairman Jay Cooke and Vice- Chairman Thomas McAdam. Motion made by Peter Weiss and seconded by Steve Rice. All were in favor.

P2-2013- Reappointing of Engineer, Polistina & Associates (Craig Hurless), Secretary, Patricia Kedziora, Solicitor, Stanly L Bergman, Jr and Transcriber on a as needed basis.

P3-2013- meeting dates for 2013. Motion was made by Peter Weiss and seconded by Steve Rice

4. Applications

The Estate of Margaret Gleason. 5 & 7 S Oxford Ave, Blk 59, Lot 7.03 Requesting a minor subdivision and "c" variance .Represented by Scott Abbott, Esq. James Gleason is executor of estate. Mr. Abbott states that the press did not publish notice in time of

meeting, but they did get notices out to the public. Property was never subdivided, they have 2 separate deeds to lots it was never merged but somehow the city combined the properties for mailing out tax bills or just for a less confusing effect. Now applicants want to sell the property. Mr. James Gleason, one lot is vacant and the other still has a small garage on it. The concern of this application is the garage on lot it is an accessory use.

Board attorney stated that there are two options for the applicants.

1. demolish the existing garage prior to filing the final plat.
2. place a bond up and be given a time period to demolish the garage. Mr. Hurlless has spoke to the applicants and suggested to them previously as with other applications to get an estimate from a contractor on the cost of demolishing the garage. This again was suggested tonight to find out how much money would be placed on the bond.

Mr. Abbott asked that a letter be drafted to the tax assessor requesting property go back to 2 separate lots since it should have never happened (per 2 tax deeds). Mr. Bergman stated he will draft a letter to that fact on behalf of the board and pass on to the tax assessor to process this request.

The applicant will get back to the building dept with the estimate to the board and then a bond can be posted. And if property is not sold a condition will be placed on after one year for the new home owners to incorporate this as a condition that it must be torn down.

If the new owners wants to keep the garage then they will have to go to zoning board, and we will wait and see about an estimate to demolish the garage (exact figure) and a bond posted roughly up to \$10,000.00. Mr. Abbott is aware of these things.

Board member Mr. Weiss wanted on the record that a lot of the street names on the plans are wrong. They should be corrected on the record and the final plans. So applicant had no vote to be taken . Our Board attorney wanted only to be discussed and a decision to be done administratively.

2. Application:

John & Kathleen Irons, 104 S Derby Ave, Blk 19, Lot 7 Requesting a minor sub-division. Being represented by Brian Callaghan, Esq. This property went in front of Planning Board in 2004 to subdivide property but the plats were never filed with the county or anyone so they are back in front of the board so that they can move forward. It's a bi-rite sub-division. Both lots are 50x125 lots so they do comply. A question came up about on the property there is a shed there. Mr. Irons stated that there are no footings attached to it there and it will be removed prior to filing plans just there to store a few things in at this

moment but will be taken down. This would be a condition placed on the property both Mr. Callaghan and the applicant have no problem with this being done.

Again Mr. Weiss stated that on the plans streets are named incorrectly. This will be corrected before filing final plans. Mr. Callaghan stated that they would comply with all the setbacks, and ordinance of Ventnor.

A motion was made to approve minor subdivision, bi-rite with no variances. They would correct the names of the street, remove the shed and abide by all conditions of the engineers report by Tom McAdam and seconded by Mayor Bagnell.

Chief Hazlett- yes it's a positive for the community.

Comm. Sarno – yes it open 2 more buildable lots, bring in \$\$ to the City.

Steve Rice- yes, no negative impact

Peter Weiss- yes has no comments

Tom McAdam- yes to all the above comments

Emily Christian- yes very good for Ventnor

Jay Cooke- yes great for the area, no negative impact.

Mayor Bagnell- yes great for Ventnor, happy to see new homes going up.

Motion carries all were in favor

3. Applicant:

111 S Little Rock Ave, Philadelphia Residential Development Co. Blk. 10, Lot 1.

Requesting a Preliminary Site Plan & Major Sub-division and “c” variances. Looking to build 27 single family townhouses. Variance requesting front yard, rear yard and off street parking

Exhibits:

A1- Ariel photograph

A2- existing condition plan, dated as of March 5, 2013

A3- site plan

A4- subdivision plan

A5 color rendering of Front of plans

A6- Front, Side and Rear, elevations of the plan

Mr. Jerry Roller, lives 28 Walnut St, Phila Pa. Licensed architect in NJ, PA, NY, Ohio and other states. All townhomes will have bay windows, fire suppression systems, sprinkler and smoke detectors (they will be hardwire) Fire rating between each wall.

Working with latest FEMA maps and complying with all required for flood protection.

Heating will be gas, forced air with 2 units for each townhome.

Weymouth Ave side will have 10 units, Little Rock 10 units all with 1 car garages

parking in front. The townhomes facing the ocean- there will be 7 units with an interior

driveway behind the properties and garage space there as well. All will have decks, landscaping and streetscape, new sidewalks curbs and gutters. Brand new seawall will run Little Rock to Weymouth Aves

Variance reliefs requested

	Required	Proposed
Front Yard	15ft	12.9ft
Min rear yard	10ft	8ft all have decks 6 x 8
Parking spaces	64 spaces	54spces
C variance	20	10

Jon Barnhardt called as a witness for applicant. He is from Ponzio and Associates. It's a positive to the community. Will meet all codes and it's a win, win from a planning point of view. All issues addressed from the engineers report will be completed prior to final subdivision. Board Engineer stated that that this is only for preliminary site plan and subdivision. Some issues that have to be addressed before deemed complete, applicant is aware of those (stated in engineers report dated March 6, 2013).

Public Portion opens 8:15pm

John Battista- owner of the Carisbrooke Inn. 105 S. Little Rock Ave. Adjacent property owner to the address in front of the board tonight. His concern is because the new homes would block their view especially their dining room area to the ocean.. Mr. Callaghan asked if he could has a brief recess and speak to Mr. Battista and his client to see if could work out their differences. Board agreed.

Brief recess 8:25pm

Back on the record 8:35pm

Mr. Batista only other concern was trees along the side. This will also block his client's views. Suggestion was low shrubbery, smaller trees but the applicant will consult someone is that field to make suggestion of what would work to keep trees smaller. Mr. Callaghan stated applicant willing to work with neighbors in this matter.

Board Chairman suggested that when they come back to have a landscaping plan to present. Mr. Callaghan agreed.

Public Portion closed at 8:40 pm

Chairman Cooke state that at previous meeting with this application these things were discussed and were not addressed at tonight's meeting.

1. A gate type structure in the back of homes to prevent the public from using their driveway as a cut through.
2. Put up a bond for maintenance, the piping underneath, maintenance of the landscaping on the sidewalk.

3. Also at last meeting the final plans, copies be made for the board members and the city fathers if a trust or Association is formed if there is any architectural controls placed on the final plans. All these things to be addressed before they come back to the board .
A motion was made to approve this preliminary major site plan and subdivision with "C" variance with all conditions met in the engineers report as well as Mr. Cooke's concerns mentioned tonight by Tom McAdam and seconded by Emily Christian

Chief Hazlett- yes long time glad to see move forward a positive thing..

Comm. Sarno- yes a lot of time put into this project- positive thing

Steve Rice- yes a positive for the City.

Peter Weiss- yes dramatic improvement to that area and neighborhood

Tom McAdam- yes- great idea and the professionals worked hard great development company.

Emily Christian- yes- all of the above reasons

Jay Cooke- yes it's a workable plan and happy to see the developers have a willingness to work with the board and the city to get this moving.

Mayor Bagnell- yes great plan for the city and happy to see that the applicant is going to work with their neighbor to work out a possible solution

Motion carried, 8 yes, 0 no- motion carried

Motion made to adjourn meeting at 8:50pm by Mayor Bagnell and seconded by Steve Rice.