

Planning Board  
April 10, 2013  
Minutes

Meeting was called to order at 6:40pm

1. Roll call

Present

Peter Weiss

Steve Rice

John Santoro

Tom McAdam

Emily Christian

Chief Hazlett

Don Siglin, Jr

Jay Cooke

Mayor Bagnell

Absent

Comm. Sarno

**Professionals:**

Stan Bergman, Jr.

Craig Hurless

2. Adoption of March 2013 Minutes. Motion to adopt by Tom McAdam and seconded by Mayor Bagnell.

3. Adoption of Resolutions:

P4-2013 John & Kathleen Irons, 104 S. Derby Ave, Blk. 19, Lot 7

P5-2013- Philadelphia Residential Development, 111 S. Little Rock Ave, Blk.10, Lot 1-  
requesting preliminary major site plan and major subdivisions and c variances.

Motion was made by Mayor Bagnell to approve both these resolutions and then seconded by Tom McAdam. All were in favor.

4. Applications:

Stanley Swan, 6701 Monmouth Ave, Blk. 172, Lot 11 & 11.01. Represented by Tom Prendergast of Hyland Design Group.

Board attorney Stan Bergman and Board member Tom McAdam recues themselves from this application.

Mr. Prendergast states that this application was approved recently in 2011 for a subdivision but the application did not have the waterway area (11.01) on the application so that was never approved for the subdivision. Board agrees on the conditions that were placed on the application in previous resolution P8-2011 and also March 20, 2013 engineers report. Applicant agrees to all these conditions as stated previously, Mr. Prendergast states on behalf of Mr. Swan.

Public portion opens at 6:46pm. Public portion closes at 6:46pm

Motion was made to approved application with all conditions placed previously on application on resolution P8-2011 by John Santoro and seconded by Chief Hazlett. Vote taken

Chief Hazlett- yes no reason to oppose the application just cleaning up simply error.

John Santoro- yes- its only a housekeeping matter

Steve Rice- yes as long as all conditions from engineers report are adhered to.

Peter Weiss- yes as long as meet all requirements of the engineers report.

Emily Christian- yes, just a technical matter no reason not to agree to it.

Don Siglin-yes as long all conditions are met

Jay Cooke- yes as long as all conditions are placed

Mayor Bagnell- yes, I see no reason not to approve it just to clean up a paperwork error.

Motioned carried 8 yes/0 nos

Applicant: Philadelphia Residential Development. Represented by Brian Callaghan, Esq. 111 S Little Rock Ave they are here for final approval was here last month for the preliminary portion and C variances. Now it's the major site plan and major subdivision. Exhibits A1- site plan dated 3/12/13 and A2 landscaping plan dated 4/10/13. Many matters were discussed CAFRA permits, landscaping concerns and the engineers report.

One concern mentioned was the properties in the back and the access for emergency vehicles to have access. The present drawling shows a column protruding into the access way. All board members concern so client needs to contact the architect for a clarification of space between buildings.

Off the record at 7:19pm

Back on the record at 7:27pm. Find a solution to the concern. So the balcony will remain as shown in previous drawling and a 10ft clearance open space balcony & rear lot line.

Fire Suppression will be a condition of the final filing of plans.

Instead of trees on sidewalks, applicant suggested a decorative paver pattern so not to block anyone else view of the ocean.

Mayor Bagnell excuses himself at 7:38pm.

Public portion opens at 7:46pm

Paxton Keates Oxford Ave apts. Will there be a fire wall between each property? Yes . what kind of landscape plan? Tentative one on drawings presented.

Public portion closed at 7:49pm

These would be conditions placed on applicant.

1. HVAC location on plans(they have not been submitted yet)
2. Capacity of water supply- Fire & City Approvals of these.
3. Easement , 2 ft along boardwalk for access for CAFRA
4. Traffic pattern to be reflected on plans and final filing

Vote was taken based on all conditions and approvals being met

Chief Hazlett- yes as long as all conditions set forth are met.

John Santoro- yes all conditions discussed tonight are met. Drawings of walkway or driveway beam not present on final plans.

Steve Rice- yes no negative impact to the community

Peter Weiss- yes as long as all conditions are met

Tom McAdam- yes all terms are met, no negative impact

Emily Christian- yes all conditions are met

Don Siglin- yes positive for the development of the city

Jay Cooke- yes follows the master plan and the overlay district. It conforms to the requirements of the board and will enhance the neighborhood

Motion carried. Application approved

### 3. 107 S Oxford LLC.

Jay Cooke excuses himself- Tom McAdam will chair application. Peter Weiss excuses himself. Represented by Chris Baylinson, Esq. Minor subdivision. 1 lot wanted to subdivide into 3 lots. Meet all other requirements except lot depth.

Exhibits A1 4/9/13, A2 survey, dated 2/26/13.. A3 Atlas dated 1938, A4 aerial photograph dated 4/19/13. Also submitted is 1910 Louis Glen subdivision plat recorded as the same patter. A7 4/9/13 picture of 3 beautiful homes “proposed type” homes

Public Portion opens 8:34pm

Charles Davidson 112 S Oxford Ave, can't satisfy the depth no matter what, and with the law states the burden of the applicant to show undo- hardship. Why not just 2 homes why 3 homes? Mr. Arthur Ponzio stated that it is a better balancing in the neighborhood

Paxton Keates – very impressed with plans of “proposed” drawings. His concern is that they will build whatever they want. Board attorney stated that there are requirements they must meet with plans. Mr Ponzio stated on the record that all setbacks they will conform to on the plans, meet all ordinances. Parking is a problem. They will all have off street parking and meet the requirements

Dr. Richard Levine- 107 S. Somerset Ave. Mr. Levine was told by the applicant prior to the meeting that he was not going to build and put lots up for sale, yes that is true states Mr. Baylinson. The picture is of what could be built there. Dr. Levine also stated that 3 lots for sale is a financial benefit to the seller. That all the views will be cut off now if homes are built there. There is a negative impact to this application and the positive would be to demo the home that exists there now.

Michele Keates- Oxford Condo owner . There is a fire zone and parking is a problem. This will make a bigger problem. Happy to see development but please look at all fire concerns.

Charles Davidson speaks again, asked if applicant agrees not to request any other variance on property and attorney stated they don't see them asking for any other as long as the same property owner retains the home.

Public portion closes at 9:05pm

Mr. Hurlless suggested that plot plans and bulk requirement be placed as a condition. Also prior to building permits all plans drainage and utility concerns be met based on his letter. Applicant agrees.

A motion was made to approve application by John Santoro and seconded by Steve Rice as long as ALL conditions are met (in Board engineers report).

Vote Taken

Chief Hazlett- yes the positive outweigh the negatives as long as all requirements are met.

John Santoro- yes- like to see smaller houses built there for view of the ocean for the other owners in the block

Steve Rice- yes- same size lots

Emily Christian- yes- better alternative for that block

Don Siglin- yes restoring back to original way of the neighborhood.

Tom McAdam- yes the C2 variance criteria is met

Motion carries, 6 yes/0 no's

Jay Cooke returns to podium as chairman

Discussion;

Amend the height ordinance to a new Base Flood Elevation due to storm and all new regulations.

Board discussed making it 2 ft above the free board. Board engineer, Mr. Hurless will draft up something along with Board Attorney Bergman and get to the board members for discussion and then they will make a recommendation to the governing body.

Motion was made to adjourn meeting at 9:37pm by Tom McAdam and seconded by John Santoro