

Planning Board
Minutes
December 12, 2012

Meeting was called to order at 6:30 pm

1. Roll call

Present

Comm. Sarno
John Santoro
Pete Weiss
Steve Rice
Tom McAdam
Jay Cooke

Absent

Emily Christian (arrives at 6:33pm)
Chief Hazlett
Mayor Bagnell (arrives at 6:34pm)

Professionals:

Stan Bergman Jr.
Craig Hurless

2. Adoption of October 2012minutes: Motion was made by Tom McAdam and seconded by John Santoro. A correction made that the Overlay District in R9A should not be known as the Monaco Motel area.
3. Adoption of Resolutions: NONE
4. Discussions:
Duplexes it is Ord. 2012-15 and will go in front of the governing body for final approval on Dec 20, 2012.

Overlay R9 district has been discussed at previous planning board meetings. Language was drafted and will go into ordinance form, this was discussed at Oct's Planning Board and now will go in front of Commission meeting as a recommendation for adoption. Also landscaping resolution should go along side of this. This will also be drafted and recommended to the governing body for adoption. After discussion tonight, a motion was made to recommend the

said changes to the governing body as discussed by Tom McAdam and seconded by John Santoro.

Public portion opened at 6:40 pm and closed at 6:40pm- no one wished to speak.

Vote was taken by board members

Steve Rice- yes consistent with the master plan

Comm. Sarno- yes area that is being addressed allows to open up properties for the betterment.

John Santoro- yes. Great job

Pete Weiss- yes , all my obvious concerns have been addressed

Tom McAdam- yes ordinance encompasses all requirements

Emily Christian- yes let's go forward for the betterment of the community

Jay Cooke- yes consistent with the master plan and will improve the city.

Mayor Bagnell- yes- its keeping with the master plan and consistent with other structures in the area.

8 yes/ 0 no's. motion carried – this will be placed on Dec 20th commission meeting agenda

Looking to talk about rebuilding properties due to Hurricane Sandy. Conversation regarding allowing homeowners to raise their homes and or rebuild them if they were damaged more than 50% from the storm. They can expand the building but the footprint must remain the same. They can raise their home to 2 feet above "based flood elevation" per FEMA. As of right now we do not know what that will be changed to should get an answer in couple of days. Some changes need to be made to the draft has discussed tonight.

Public portion opens 7:37pm

William Advena- 209 N Portland Ave. wanted some clarification on the 12 ft that was mentioned . It was explained to Mr. Advena

Gino Fausto- 202 N Portland Ave. had some questions ref to a modular home. He was told he can have one as long as the same original footprint as previous home that was there before.

Public portion closed at 7:55pm

Craig Hurless recommended some changes to the ordinance as it was recommended to board members tonight. The concerns was that it should state what is the base flood elevation after it is determined by FEMA also add building height to say be increased no more that 2 ft if raising the structure.

Vote was taken to recommend this and the changes as discussed tonight by Tom McAdam and seconded y Emily Christian. All were in favor. The ordinance will be corrected based on changes at meeting tonight and then copied to the City Clerk, board members with changes on it.

Public portion opens again at 7:56 pm

Wm. Advena asked about a handicape ramp as a concern. He was instructed to talk to the Building and code office in regards to that. Also was brought up parking issues, if a house is raised would it be required to provide parking underneath? Stated by Mr Cooke that it is not required if building is raised.

Public portion closed at 8:08pm

On January's agenda will b the Commercial /Residential Art District.

Motion was made to adjourn meeting by Peter Weiss and second By John Santoro. All were in favor.