

Planning Board
Minutes
June 13, 2012

Meeting was called to order by Board Chairman, Cooke at 6:31pm

1. Roll Call

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

Welcome to Mayor Bagnell and Comm. Sarno

2. Adoption of April 2012 Minutes. Motion was made to approve minutes by John Santoro and Seconded by Steve Rice.
3. Adoption of resolution P5-2012.
Siligrini, Francesca & Angel, 5211 Atlantic Ave, Block 54, Lot 3 , Minor site plan and "c" variance.
Motion was made to approve by John Santoro and seconded by Steve Rice.

No applications presented at this meeting.

4. Discussions:

Duplexes. Reason board is looking into this is because currently if you tear down a duplex you cannot rebuild it as it. City wants to encourage development. Zoning requirements looked at. Engineering firm drafted and presented a letter to governing body to change this. (The board is not sure since there is now a new administration if it ever went through, Craig Hurless will look into this matter. If it has not been adopted yet we will get it moving forward. The city has a lot of various lot sizes throughout the city so board has to figure out what they would want if a developer, builder, homeowner come to them with this request. City wants to

create a workable ordinance that builders can work with. Whatever restrictions we place on the lots the architects and builders would have to design for their customer in our guidelines that we give them.

Other matters discussed were open or closed garages (fire protection).

Board attorney stated that they will tweak the ordinance and resend to all board members for July's meeting and then re-send the board's recommendation to the governing body for adoption.

Public portion opens at 7:50p.m.

Brian Callaghan, Esq. came in front of board to talk. How will the city handle the rehabs? The ordinance does not address rehabs!! Brian also mentioned that street trees are always an issue, his thought was for the board to look at shrubs possibly 3 ft or lower instead of trees and specific number they are required to have on plans. And give a specific number that homeowners must present on their plans to the board when presenting applications. Or if it's street trees, have a specific number as well.

Mike Advena 6101 Monmouth Ave- said originally discussed was duplex only for tear downs and to have set back with off street parking. Also the 30 and 32 ft lots make them a permitted use and let the homeowners make it work to come to the board. Present something to the board and then go from there.

ALL these things brought up will be discussed with the board.

Public portion closed at 8:21 pm

Monaco Motel:

City is keeping up on enforcing the city codes. The City and the owners of the motel went to the construction board of Appeals and the city lost.

Parking Lots: Mayor Bagnell wanted to discuss vacant lots in the business districts. Wanted board to consider allowing privately owned lots to be changed into a parking lot. They would have to have lighting, landscaping and decorative fencing.

Something will be drawn up by Craig Hurless and Stan Bergman and it will be dist. To board members before next month's (July) meeting.

Public portion opened again at 8:45pm and closed at 8:45pm no one wanted to speak.

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

Matters to be discussed next month meeting, July 11, 2012:

Vacant parking lots

District DC Zone