

Planning Board  
Minutes  
June 12, 2013 6:30pm

1. Roll Call

**Present**

Comm. Sarno  
Peter Weiss  
Steve Rice  
John Santoro  
Tom McAdam  
Emily Christian  
Jay Cooke

**Absent**

Don Siglin, Jr  
Chief Hazlett  
Mayor Bagnell

**Professionals:**

Stan Bergman, Jr.  
Craig Hurless

2. Adoption of May 2013 minutes. Motion was made by Emily Christian and seconded by Tom McAdam. All in favor
3. Adoption of Resolutions:  
P9-2013- Amended resolution for 107 S Oxford Ave, Blk. 15, Lot 2, Minor subdivision and "C" Variance.  
P10- Ben Chapman, LLC, 132 N Wyoming Ave, Blk. 184, Lot 14, Minor subdivision. Motion was made by Steve Rice and Seconded by Tom McAdam to approve. All were in favor.
4. Application:  
Holy Trinity Parish- Blk. 70, Lot 1.01. Chris Baylinson representing the applicant. Looking to demolish the Church, convent and the school and build 6 new single family homes. R7 zone along the Portland Avenue side. Church will remain. The home that will rest on Atlantic Ave will be slightly larger in square footage than the other 5 homes. Thomas Dase from the company of Arthur Ponzio & Assoc. to speak for the applicant. He is a licensed planner. The church will remain. Exhibits shown:

A1- aerial

A2- photos showing the adjoining zoning districts.

A3- site plan

Craig Hurless speaking reference of his memo dated June 3, 2013. He stated that this application he would like to see as a preliminary major subdivision since he has had concern that are not addressed yet with the plans and the application. for example drainage, landscaping etc. He also requested that information pertaining to the church lot be provided on the plans, which they are not. Stripping not on the plan, demo to 2 structures a bond is to be posted, it is not as of yet. Approx locations of where driveways will go , not on the plan. Street trees required as a buffer, etc

Public Portion opens at 7pm

Barry Goldberg- is the manager of the Ocean Villas Association on Ocean Ave and Villa Court. His concern was how will the demo affect the streets and the people getting into their homes. He was assured that no streets will be blocked off by Mr. Baylinson.

Burt Sabo- 402 N. Harvard Ave. His concern was having tall , skinny homes so close to the beach doesn't look good at all. He would like to see less # of homes make them a little bigger (wider) if need be and not have them so tall and skinny.

Lorraine Sallata- 412 N Burghley Ave, same concerns, skinny home not a good idea for the property value. Ventnor doesn't need them to look like row homes.

Louis Schweller- 104 S. Portland Ave. Question regarding parking and private driveway. His concern that people won't use their garages for driveway but for storage, so now they park in the street and take away the parking that is there now. It was stated that you can't make someone not sue their garage for storage..

William Advena- 209 N Portland Ave- support the idea, great to have single family homes and help offset taxes.

Sue McGinty- 6301 Monmouth Ave- her concern was with the demolition of the structures, who is responsible for any damage that the church has to it. Mr. Baylinson stated that the church would be since they are the owners of both properties.

Rabbi Rapaport- 5811 Ventnor Ave. Ventnor Shul- he is looking for a permanent location for their worshippers. He was directed to talk to Dan Campbell (is the Vice President of the church committee) he was in the audience..

Public Portion closes 7:15pm

Board members brought up some concerns that were previously mentioned. Density, parking is always a problem. Some board members even asked if the church would entertain 5 lots instead of 6? Mr. Baylinson stated no not at this point.

Point made for consideration, would the applicant consider making the corner lot a little smaller and adding some footage to the other 5 homes? Yes Mr. Baylinson stated so that would make all 5 side homes 37 feet wide and then the corner lot would be 41 feet wide. These changes will be made on the new plans. Applicant agreed to this as well as the board members.

So the applicant is here tonight for a preliminary major approval, they will come back in front of the board for the final with all the changes agreed upon tonight.

Mr. Baylinson stated that since they are making these changes tonight, when he comes back in front of the board for this applicant he will have to ask for front yard setback because of the corner lot. He will be asking for 8 ft setback on that lot. Mr. Bergman said that he will make sure they are to be aware of this.

A vote was taken for a major preliminary subdivision- the approval only until final plans are submitted by Steve Rice and seconded by Tom McAdam. Vote was taken:

John Santoro- no it's a bi rite, not a good idea.

Comm. Sarno- yes it creates tax relief but would like them to consider 5 lots.

Steve rice- yes believe it's a R7 zone and the area it surrounds, it's a bi-rite

Pete Weiss- no there are too many grey areas

Tom McAdam- Yes-meets 1 requirement of R7 zone

Emily Christian- yes- good for the city long as all conditions are met

Jay Cooke- yes they both meet the city criteria. The master plan working with the city and this conforms with the master plan.

2 voted no and 5 voted yes. Motion carries.

Discussions:

BFE's- flood drainage prevention ordinance. Letter drafted stated that they will recommend the 1st floor will be 1 ft above the new ABFE including free board. All board members were in favor so they professionals will draft something and send to the governing body for approvals and adoption.

Tax Maps Fee- motion was made to adopt and passed on to governing body.

Bulk Head – board was not sure of what or why this was on the agenda, the city's engineer will be notified to contact the professionals and speak about this matter then it will be continued for next month's meeting.

A motion was made to approve all the above and pass on to the governing body as a recommendation for approval.

August agenda subjects to be discussed.

1. Commercial/Residential/Art districts
2. Bulk Head
3. Review Building Heights ordinance- setting of a minimal building width
4. Steve Rice wanted to discuss the definition of a Bedroom – Board engineer will work on something.
5. Houses of Worship and what zones they are in

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