

Planning Board
Minutes
October 9, 2013
6:30pm

1. Roll Call

Present

Peter Weiss
John Santoro
Tom McAdam
Emily Christian
David Holtzman
Chief Hazlett
Steve Rice
Jay Cooke
Mayor Bagnell

Absent

Comm. Sarno
Don Siglin, Jr

Professionals:

Stan Bergman, Jr
Craig Hurless

2. Adoption of September 2013 minutes. Motion was made by Tom McAdam and seconded by Steve Rice. All were in favor.
3. Adoption of Resolutions: P14-2013, 6502 Ventnor Ave, LLC. Motion was made to approve by David Holtzman and second by Tom McAdam. All were in favor
4. Application:
Holy Trinity Parish, located on Atlantic Ave, Between Newhaven and Portland Avenues. Mr. Chris Baylinson representing. Here for a final major subdivision. 6 single family lots along Portland Avenue. Lots on Portland Avenue will be 36 ft wide and the corner

lot will be larger based on the comments of the planning board members at last month's meeting. The PB board didn't want skinny homes suggested to make them a little wider.

Engineers report dated Sept 19, 2013 these concerns will be addressed with as conditions being placed on the applications. Engineer did state that he wanted more specific plans reference grading, utilities, sidewalks etc.

Public portion opens at 6:59 pm

Linda Joseph- 6305 Atlantic Ave, has 3 questions

1. Depth of grass buffer in back- 30ft- 4 ft wide
2. Variance- applicant has to show a compelling reason to approve a variance. Doesn't feel this fits the criteria.
3. Driveway proposing- not enough parking on the streets as it is.

Public Portion closes 7:07pm

Chris Baylinson stated that the area behind the houses that they were going to put grass down , they will now put 14 parking spaces for help with off street parking, a waiver will have to be granted.

Mr. Baylinson stated that the setback on the corner lot proposed is 51 ft. The PB wanted them to take 10 ft off of the corner property and spread that to the other phones. They responded to the board's recommendation. And now they are here in-front of the board for final approval. Originally it would have been a bi-rite subdivision now it's not based on the recommendations of the PB at last month's meeting which the applicant agreed.

A strict development pattern will be as a condition.

A motion was made of the corner lot front yard setback requires a variance. Front yard on Atlantic side to 8 ft rather than 12 ft setback. PB board thought the alternative is better. It could have been a b-rite subdivision previously made to the board.

1. a demolition bond required
2. to extend parking for the 14 spaces.
3. the buffer area
4. Report from Craig Hurless, dated Sept 19, 2013 part of the approval by John Santoro and seconded by Tom McAdam. A Vote taken

Chief Hazlett – yes. 4 ft variance setback not a big deal- no neg impact to the area.

John Santoro- yes- I was first against the application but when the board made recommendation about making the houses a little wider and applicant agreed, I was pleased.

Note- John Santoro excuses himself from meeting 7:40pm

Steve Rice- yes much better than original plan previously presented.

Peter Weiss- yes- good to allow 14 parking spaces and the church lot and happy with revised plans.

Tom McAdam- yes to all the above

David Holtzman- yes a lot of time put into the plans , happy to see this happening.

Emily Christian- yes it's a plus for Ventnor City.

Jay Cooke- yes – applicant made every attempt to adapt to the city's wishes and the master plan and the quality of the city.

Mayor Bagnell- yes larger lot size fits into the city and surrounding properties.

Motion carries

Discussion:

1. 2 curb cuts on 50 ft lots - the building official wanted board to discuss homes being allowed to have 2 curb cut on 50ft lots. Board had a question about this and will call the building official and then get back to the board this will be brought up again at next month's meeting.
2. House of worships: total of 5 sites in R7 zone, 2 small houses of worship and then 3 bigger places of worships.
4. Building Heights- the PB doesn't want tall skinny homes, have to have a min width etc

Board asked City Engineer to proceed on items #2 and #3.

Next month's agenda.

House of worship the professionals will do a recommendation for a proposed ordinance change and present at November's meeting.

Minimum width on Building Heights- will work on the language of this based on tonight's meeting and present in November

Curb Cut- Jim Agnesino will be contacted about this

Motion was made to adjourn meeting by Tom McAdam and second by Chief Hazlett