

Planning Board
Minutes
October 8, 2014

1. Roll Call

Present

Robert. Landau
Comm. Sarno
Don Siglin, Jr
Chief Hazlett
Steve Rice
Tom McAdam
Jay Cooke
David Holtzman
Mayor Bagnell

Absent

John Santoro

Professional:

Stan Bergman, Jr
Craig Hurless, Polistina & Assoc

2. Adoption of Sept 201 4minutes: Motion was made by Robert Landau and seconded by David Holtzman to approve. All were in favor.

3. Adoption of Resolutions: NONE

4. Application: 102 S. Dudley- Joseph Verne & Dudley Street Trust. Block 17, Lot 6.02. Requesting a minor subdivision. Represent by John Scott Abbott, Esq. mark Gallagher the builder was present as well. Mr. Abbott speaks, it is a minor subdivision, 250 x 125 lots they are looking for. 2 single family homes. It's a bi-rite subdivision. Only waiver they are looking for is the 2 trees that our ordinance states for front strip of property. Now in the past the beach block asked to waive this because it obstructs view of the beach

down the street. Board had no problem with this but applicant was asked to make sure that the strip of grass along curb was put in to keep some type of green there. Mr. Abbott agreed and Mr. Gallagher agreed to the governor's strip (as he called it) the grass strip along the sidewalk-curb line. Board engineer went over his letter dated September 4, 2014. The applicant did not present any plans tonight, as long as all bulk, area requirements are met as well as all zoning, the board has no problem with this application. Also a bond will have to be put up in building not demolished before the filing is done. Bond amount would be determined with the City Engineer. Mr. Abbott is fine with this. Also #1-#11 of his letter will be placed as conditions of the approval with exception of #4 provided the bond is discussed for demo of building.

Public portion opens 6:45pm- closes at 6:45pm- no one in audience.

Vote is taken:

Robert Landau- yes it seems like appropriate for the area

Don Siglin, Jr- yes great idea, welcomed new development

Comm. Sarno- yes all building requirements are met, its another ratable

Chief Hazlett- yes- good plan

Steve Rice- yes- no negative impact to the community

Tom McAdam- yes for all the above

Jay Cooke- yes consistent with the master plan

David Holtzman- yes- welcome new development

Mayor Bagnell- yes – lot size is good- and if meets all the requirements, no negative impact.

Motion carries

Discussion:

R7 zones- Mayor Bagnell spoke and stated trying to put back the R7 zones in various locations in the heights that was removed in 1998. Want to stimulate new growth in those areas.

Some board members had some concerns in reference to how many lots would be affected. Board engineer is going to get a proposal together and send to the Mayor to see if the money would be there to do this work and then gather information to present to the board for their consideration of the change.

November's meeting to include:

R7 zones

Motion was made to adjourn meeting by Tom McAdam and seconded by Mayor Bagnell. All were in favor.