

Planning Board
Minutes
February 8, 2012

Meeting was called to order by Chairman Cooke at 6:30pm.

1. Roll call

Present

Absent

Steve Rice

Chief Hazlett

John Santoro

Pete Weiss

Comm. Piatt

Tom McAdam

Emily Christian

Jay Cooke

Mayor Kelly

Chief Hazlett arrived at 6:35pm

2. Adoption of January 2012 minutes.

Motion was made by Comm. Piatt and second by John Santoro

3. Adoption of resolutions:

P1-2012- meeting dates for 2012.

P2-2012- Appointments of the Chairman (Jay Cooke) & the Vice-Chairman Tom McAdam.

P3-2012- Appointments of Bd. Engineer(Polistina & Assoc) , Bd. Secretary (Patricia Kedziora), Bd. Solicitor (Stanley Bergman, Jr) and Transcriber (if needed).

Motion made to adopt all three of these resolutions by Commissioner Piatt and seconded by Tom McAdam. All were in favor.

Board member John Santoro wanted on the record that he does business with both of the applicants of Wellington Plaza LLC. And that he does not have a problem being fair with this application tonight. Board attorney Bergman said to Mr. Santoro you can be totally impartial towards this application and he again Mr. Santoro stated was yes.

Brian Callaghan is representing the applicants. Property is 5215 Wellington Plaza. Block 338, Lot 10. Applicant is Shirley Djambinov. Mr. Jon Bardhardt from Arthur Ponzio & Assoc. is present to explain the site of application. Mr. Bardhardt was sworn in as an expert witness by Mr. Bergman.

The proposed application will have renovations to the building and parking changes. Lighting upgrades and trash enclosures upgrades. Upgrade of the landscaping in front of site and in the rear. Also a shed is to be erected that will only house maintenance equipment, racks, shovels etc. Traffic will come down the ac side of driveway and front either in front of building 4-5 parking spots and must continue in 1 lane /way direction to the back to find parking. Parking spots will be horizontal. With the upgraded lighting outside if neighbors complain about the brightness of the new electric poles, there is a separate piece (a shield) that can be bought to reduce the lighting impact on the area and they will buy the shield with no problem.

They will have a proper loading zone in the back, 1way direction as well. And trash enclosure will be against the property line and the fence. Also the applicant would like to have the shed moved to the adjoining fence that is already there. They stated that neighbors asked that the shed be no higher than the fence and as close to the fence as possible. The shed will be 8 x 12 in size.

New shrubbery will not be higher than the fence-

Variances they are going for are as follows:

Front yard – required is 75 sq. ft, proposed is 25.5 sq ft.

Side yard- - required is 35 ft, proposed is 29.2 sq. ft.

Lot coverage- existing is 77.8 % want to go to 79.5 %

Shed not permitted in zone.

Loading and handicap parking requirements on site are being met.

Public Portion opens 7:05pm

Leo Manos ,Esq. with law firm of Nehmad, Perski etc. He is here representing Mariam Massimiano in the audience she lives at 711 N Little Rock Ave- she lives adjacent to the site in question. She is very concern with the view of the bay being obstructed. Also they ask that other vehicles like boats and trailers park behind the property. And the shed be no higher than the existing fence there.

Ms. Massimiano presented 2 sets of pictures .They are entered into as #601,one set of 6 photos taken this thanksgiving weekend, the height of the trees were at least 20 ft. The second set entered as #602 were 4 photos, taken last week showing just the tops of the trees being chopped off. She would like to see all the trees by the fence removed and replace with low lying shrubs.

Mr. Manos requested that these things be listed on as a condition- they are as follows. Only they will have license vehicles park in the back. Low lying shrubs will replace the ones in the back and on the side of the proposed shed side (against the fence) with Japanese hollies.

As a condition it will be placed that all trees along the fence will be replaced with Japanese Holly' . Only license vehicles will be allowed to park in rear. The Shed will be no higher than the existing fence on property and right up against it. Mr. Callaghan agrees to these conditions.

Gene Siracusa- Harvard Ave . Very impressed with the plan and design presented. Has known the application and their family wonderful people and then run a great business.

Joseph McDevitt- 603 N Oxford Ave- glad engineer and architect will do what it takes to include the neighbors in plans. Make them happy. They run a great business. Things parking situation will be safe if going in one direction.

Ron Sansweet- 709 N Littlerock Ave- his concern is his view being blocked. The engineer suggestion is perfect, low lying bushes. Wonderful idea and has no problem with this application as long as they maintain their property.

Robert Levitta- 510 N Burghley Ave- known the family for over 20 years has no problem with the application.

Chris Rothstein- 717 N Littlerock Ave. known family for past 20 years- his concern is the traffic on Wellington Ave and people getting out of parking lot going to the left towards AC. Suggested to change the lights on Wellington Ave. Board Engineer explained though we understand his concerns the matters he is bringing up are not something the Board has control over, Wellington is a Atlantic County road and he would have to contact them and also DOT about moving the traffic lights. The board certainly appreciates his concerns but it is not under our authority.

John Conway- 110 S Surrey Ave- lived here since 1961- liquor store reasonable in pricing, great variety of wines can't get in the area. Things they would get more people in area that would benefit the entire community.

Public Portion closes 7:35pm

Board members ask questions.

Steve Rice asks- how frequent delivery trucks come and what hours would they be able to do that? Answer comes from Shirley Djambinov (the applicant) depends on the time of year- summer maybe 2, 3 times a week, winter once a week./ Hours they would be able to deliver would be 9-3pm.

Brian Callaghan mentions that there will be handicap parking on either side in the front as well as in the back, there will be a ramp and a back entrance to enter.

Asked how many tenants now- 3, Mr. Lacavarra states. One is including a fellowship or a church, Yes . Mr. Lacavarra states. That does not show on the plans or application Mr. Hurless states. As a condition to this application, Mr. Hurless wants to have a revised site plan submitted showing this on plans. They agree.

No other questions from board members. Conditions that will be placed on this application :

1. The shed location not to interfere with the neighbors view- no higher than existing fence.

2. Japanese holly to replace all trees in the back of property butting the fence and the ones next to where the new shed will go on the Pleasantville side.
 3. A revised landscaping plan
 4. Site plan to show the changes for the church use and parking is satisfied based on existing parking ordinance.
 5. Only licensed vehicles in the back
 6. Engineers report – Mr. Callaghan stated they agree to all those stated in report
- Motion was made by Tom McAdam to approve with conditions above placed on application and seconded by John Santoro. Vote taken and reason for their vote

Steve Rice- yes no negative impact on area

John Santoro- yes no negative impact as well.

Peter Weiss- yes- they took all concerns of neighborhood and as long as all conditions board brought up are met. Thinks traffic on Wellington Ave will be a problem. But that's not in our control.

Comm. Piatt- yes like to see traffic pattern go another way but not much can do, it's a beautiful project , congratulations.

Emily Christian- yes it enhances the area. The variances are not that big.

Tom McAdam- yes applauds the efforts of the professionals and the owners in this economy.

Chief Hazlett- yes it's a good project. very well presented, positive for the area.

Jay Cooke- yes no detriment to the master plan. Maintains air and light of the neighborhood. They worked with residents so that everyone was happy.

Mayor Kelly – yes wonderful job with their business. Adds to the area wish them good luck.

9 yes/ 0 opposed. Motion carries.

8:18 pm take small break, stop recording.

8:28 back on the record.

Please note, Commissioner Piatt Leaves for personal reasons at 8:27pm

Before next month's meeting – Mr. Bergman will have to all board members an amendment to the plan for all to review. Talking about old car dealership on Wellington Ave that have been discussed for the past meetings.

For March's meeting: Mr. Hurless will have prepared a draft ordinance and will get to board members to be prepared to discuss at March's meeting.

Projects to discuss March meeting are, Monaco motel and existing duplexes in Ventnor.

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