

MINUTES
March 13, 2013

PRE-MEETING CONFERENCE

A pre-meeting conference of the Planning Board was called to order by Chairman Mr. David Manders at 6:45 PM in the Fourth Floor Conference Room of City Hall. Present were:

Maria Perez
Michael Pantalone
John Casadia
David Mazur
Sandy Velez
Bonnie Rivera
Angela Calakos
David Manders

Also present were:

Frank DiDomenico, Planning Board Solicitor
Yasmin Ricketts, Planning Board Secretary
Stephen Hawk, Senior Planner
Brian Myers, City Engineer

PRE-MEETING

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2012 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, the Press, the City Clerk and the Board members.

TASKER "C" VARIANCE- Southwesterly side of Pennsylvania Avenue between Hance Bridge Road and Mays Landing Road, Block 7703, Lots 23 & 24, Project#13-1313, approval of "c" variances relative to a resubdivision that will reconfigure two existing lots.

Mr. Hawk explained that the applicant owns both lots 23 and 24. They live in the house on lot 24 and rent the house on lot 23. The tenant is interested in buying the house from them, but they would like to retain the back portion of lot 23. They have a large garden that they farm and it means a lot to continue to own that area. Tasker #1, aerial photo of the two properties was displayed. They do not want them to go below an acre in lot size. It is an area that has no public water and no public sewer. It is important to have some land to be able to replace a septic system or move a well if needed. There is a driveway for the small bungalow and they will be moving the lot line over 10' giving them more frontage. The variance requested is the lot size, 1 acre vs. 2.5 acres required.

ZONING COMMITTEE REPORT- Mr. Pantalone explained that the zoning committee reviewed a request to change a zone for a lot on Delsea Drive and Sherman Avenue by Denise Dendrinis. The committee determined that it would be spot zoning, so that request was denied. There was a recommendation to fix an error on N. Delsea Drive eliminating a line and that was granted.

They were also looking for volunteers for the zoning committee. Sandy Velez and David Mazur volunteered to become members of the committee.

REGULAR MEETING

The regular meeting of the Planning Board was called to order by Chairman David Manders, at 7:30 PM in City Council Chambers in City Hall.

Present were:

Maria Perez
Michael Pantalone
John Casadia
David Mazur
Sandy Velez
Bonnie Rivera
Angela Calakos
David Manders

FLAG SALUTE

Public notice pursuant to the Open Public Meetings Act was given on December 17, 2012 by posting written notice on the Official Bulletin Board in City Hall, and mailing written notices to the Daily Journal, City Clerk, and the Board members.

MINUTES – Approval of minutes from the February 13, 2013 board meeting.
The Chairman Mr. Manders made a motion to approve the minutes. Roll call:

Maria Perez- Yes
Michael Pantalone- Yes
John Casadia- Yes
David Mazur- Abstain
Sandy Velez- Abstain
Bonnie Rivera- Abstain
Angela Calakos- Yes
David Manders- Yes

RESOLUTIONS – Approval of resolutions from the February 13, 2013 board meeting.
The Chairman Mr. Manders entertained a motion to approve the resolutions. Roll call:

#6030-

Michael Pantalone- Yes
John Casadia- Yes
David Mazur- Abstain
Sandy Velez- Abstain
Maria Perez- Yes
Bonnie Rivera- Abstain
Angela Calakos- Yes
David Manders- Yes

#6031-

Michael Pantalone- Yes
John Casadia- Yes
David Mazur- Abstain
Sandy Velez- Abstain
Maria Perez- Yes
Bonnie Rivera- Abstain
Angela Calakos- Yes

David Manders- Abstain

#6032-

John Casadia- Yes
David Mazur- Abstain
Sandy Velez- Abstain
Maria Perez- Yes
Michael Pantalone-Yes
Bonnie Rivera- Abstain
Angela Calakos- Yes
David Manders- Yes

OPEN PUBLIC HEARING

David Mazur
Sandy Velez
Maria Perez
Michael Pantalone
John Casadia
Bonnie Rivera
Angela Calakos
David Manders

PUBLIC HEARING

TASKER "C" VARIANCE- Southwesterly side of Pennsylvania Avenue between Hance Bridge Road and Mays Landing Road, Block 7703, Lots 23 & 24, Project#13-1313, approval of "c" variances relative to a resubdivision that will reconfigure two existing lots.

Applicants Kevin and Elizabeth Tasker testified on their own behalf. They were requesting a "c" variance for lots 23 and 24 on Pennsylvania Avenue. They currently live on lot 24 and their property line encroaches 10' onto lot 23. Currently there is 177' frontage and this would allow 187'. The back of the property has a family garden that they would like to continue to have. They grow 100% organic foods.

Mr. Hawk wanted to know if the new line being drawn went through a small portion of the farm.

Mrs. Tasker explained that they would have the entire garden contained. The new line moves over 10' and lot 23 will have the entire driveway and increases the frontage to 187'. It ends right before the garden.

Mr. Hawk explained that the relief that they are seeking is to have 43,560 square foot lot, item 8a. They are not creating any new lots. There are two homes and two lots. 43,560 square feet was identified as being an appropriate area in maintaining a house without public sewer and water. Item 8b, is the lot frontage because it does not meet the minimum requirement of 250'. Item 9, the property line is being moved farther away from house to 30'. The W-5 zone requires 40' setback. There are many lots in the area that are smaller so it would not be out of character. The property line is being moved closer to the accessory structure for the house, 10' vs. 6' required.

The Chairman entertained to approve the application. Ms. Perez so moved, Mr. Pantalone seconded.
Roll Call:

Sandy Velez- Yes
Maria Perez- Yes
Bonnie Rivera- Yes
Michael Pantalone- Yes
John Casadia- Yes
David Mazur- Yes
Angela Calakos- Yes
David Manders- Yes

The Chairman entertained to approve the application. Ms. Perez so moved, Mr. Pantalone seconded.
Roll Call:

Maria Perez- Yes
Michael Pantalone- Yes
John Casadia- Yes
David Mazur-Yes
Sandy Velez- Yes
Bonnie Rivera- Yes
Angela Calakos- Yes
David Manders- Yes

ZONING COMMITTEE REPORT-

Zoning Committee chairman Mr. Pantalone explained that the committee met on February 20, 2013. There was a request for the rezoning of 542 W. Sherman Avenue and that request was denied because the board found that it would be considered spot zoning if the approved it. There was also a mapping error on Delsea Drive and Park Avenue that was corrected.

Mr. Hawk explained that there are a lot of areas zoned for business in that vicinity. There is a corridor between Delsea Drive and College Drive that is all zoned business. It is 50% developed and there is plenty of room.

Mr. Pantalone explained that on the other side of Delsea Drive is residential and it should stay the way it is for a while.

The Chairman entertained to make a recommendation to City Council. Ms. Perez so moved, Mr. Pantalone seconded.

Roll Call:

Michael Pantalone- Yes
John Casadia- Yes
David Mazur- Yes
Sandy Velez- Yes
Maria Perez- Yes
Bonnie Rivera- Yes
Angela Calakos- Abstain
David Manders- Yes

ADJOURNMENT

The Chairman entertained a motion to adjourn. Ms. Perez so moved, Mr. Pantalone seconded.
Roll call:

John Casadia- Yes
David Mazur- Yes
Sandy Velez- Yes
Maria Perez- Yes
Michael Pantalone- Yes
Bonnie Rivera- Yes
Angela Calakos- Yes
David Manders- Yes

TIME: 7:56 PM

Respectfully submitted,

Yasmin Ricketts
Planning Board Secretary