



PUBLIC NOTICE

PLANNING COMMISSION
Regular Meeting
Commissioners Room
Friday, March 11, 2011; 6:30 p.m.

AGENDA

1. Call to Order
2. Roll Call
3. Approval of Minutes - Regular Meeting held on September 10, 2010
Regular Meeting held on October 8, 2010
Regular Meeting held on November 12, 2010
Regular Meeting held on December 10, 2010
Regular Meeting held on January 14, 2011
4. Correspondence
5. Old Business
 - A. Public Hearing of Partitioning Application No. 1110-03 requesting the partitioning for the property located at 807 King Charles Avenue, Lot Nos. 38, 39, 40 & 41, Block 25, into two (2) lots with Lot Nos. 38 & 39 becoming one (1) lot of 5,000 square feet and Lot Nos. 40 & 41 becoming one (1) lot of 5,000 square feet. The property is owned by E. Douglas Kuhns, Trustee of E. Douglas Kuhns Revocable Living Trust and Eileen P. Kuhns, Trustee of Eileen P. Kuhns Revocable Living Trust. The Partitioning has been requested by Vincent G. Robertson, Esq. of the law firm Griffin & Hackett, P.A. on behalf of the owners of the property.
 - B. Major Subdivision Application No. 0708-05, also known as "Oak Grove at the Beach" for the property located at 43 Canal Street, comprised of the following lots on Canal Street: Lot Nos. 43, 44, 45, 46, 47 & 48, the following lots on Sixth Street: Lot Nos. 26, 27, 28, 29 & 30, and the property located at 512 Rehoboth Avenue comprised of Lot No. 42A, Tax Identification Numbers 334-13.20-175.00 and 334-13.20-176.00.
 1. The Planning Commission Conditionally Approved this major subdivision at its January 14, 2011 Regular Meeting. The Applicants, represented by Jane Patchell, Esq. of the law firm Tunnell & Raysor, P.A., are now seeking Final Approval.
 2. The Planning Commission, upon review of all material submitted by the Applicants and reports from City officials, will determine if the Applicants have met both the conditions cited in the Planning Commission's Resolution of January 14, 2011 granting Conditional Approval and those sections of the City Code regarding final approval requirements. Based on its review and discussion, the Planning Commission may take action to grant Final Approval of Major Subdivision Application No. 0708-05.

- C. Continuation of Public Hearing of amended Partitioning Application No. 0710-02 requesting the partitioning of a property located at 2 St. Lawrence Street designated as Lot Nos. 22, 23, 24, 25, 26, 27 & 28, Block 33, as shown on a plot of lots of Rehoboth Heights, said plot being of record in the Office of Recorder of Deeds, in and for Sussex County, in Deed Book No. 264 at Page No. 410 and also any lands lying between the property known as Lot Nos. 25, 26, 27 & 28, Block 33, Rehoboth Heights and the Atlantic Ocean in which the Applicant has an interest, into two (2) lots with Lot Nos. 22 & 23 becoming one (1) lot of 5,020 square feet, and a remaining lot of unknown size. The property is owned by 2 St. Lawrence Street L.L.C. The Partitioning has been requested by Chase T. Brockstedt, Esq. of the law firm Bifferato Gentilotti L.L.C. on behalf of the owner of the property.
 - 1. At the Planning Commission's November 12, 2010 Regular Meeting, in response to questions raised by the Commission about the ownership of portions of the lands claimed by the Applicant, the Applicant requested the Planning Commission to table this Application so that the Applicant could further research this issue.
 - 2. The Applicant, through its counsel, has timely submitted further information and requested that the Planning Commission continue the Public Hearing.
 - 3. The Planning Commission may continue its review of this Application and may take action on Partitioning Application No. 0710-02.
- 6. New Business
- 7. Other Business
 - A. Building Inspector's Report
 - B. City Solicitor's Report
 - C. Report, discussion and possible action concerning those activities or assignments taken at Regular or Workshop Meetings of the Mayor and Commissioners that directly relate to the Planning Commission.
 - D. Report of any new subdivision applications that may have been submitted in the prior 28 days.
- 8. Adjournment

AGENDA ITEMS MAY BE CONSIDERED OUT OF SEQUENCE

*For additional information or special accommodations, please call (302) 227-6181 (TDD Accessible) 24-hours prior to the meeting.

**Next scheduled meeting – (Regular) April 8, 2011; 6:30 p.m.

amw: 03/04/11; posted 03/04/11

pc (via Fax) Cape Gazette, Coast Press, State News