

Ventnor City Planning Board Meeting

January 30, 2017

6201 Atlantic Ave, Ventnor, NJ

Meeting was called to order at 6:32pm

1. Flag salute
2. Roll call

Present

Dan Smith III
Maria McQueen
Tom McAdam
Peter Tocco
Lorrain Sallata
Roman Zabihach
Tim Koob
Comm. Landgraf
Jay Cooke

Absent

Capt. Culbertson
Mike Weisen
Dan Smith IV
Leonard Mordell

Professionals:

Stan Bergman, Jr.
Craig Hurless for Polistina & Assoc.

3. Motion was made to adopt January 11, 2017 minutes by Lorrain Sallata and seconded by Marie McQueen, all were in favor.
4. Adoption of Resolutions:
 - P66-2016- Master Plan
 - P1-2017- Appointment of officer, Chairman Jay Cooke, Vice Chairman, Tom McAdam.
 - P2-2017- Appoint of Board Professionals, Stan Bergman, Board Attorney, Board Plan Administrator, Carmella Malfara, Board Engineer- Polistina & Assoc. (Craig Hurless) until March 30, 2017. Then City enter into shared service agreement with Margate for Engineer, Roger McLarnon.
 - P3-2017- Meeting dates for remaining meeting dates 2017
 - P4-2017 – 5 N Washington Ave- Brain & Marian Salkin, C Variance.Motion was made to adopt all resolutions as one by Tom McAdam and seconded by Marie McQueen. All were in favor.
5. Applications:
 - 6506 Ventnor Ave, Block 71, lot 17 , Michael Vasilakis- CNC. Brian Callaghan was asked to present this application, Mr. Vasilakis's attorney, (Igor Strum) had a family emergency. Mr. Callaghan is representing the buyer of this property so was well versed in the application so was asked to present to the board.
 - Mr. Callaghan shows 2005 test yr. after the fire in the property and the city changed the zone – it was always apts. above this property. 1961 Polk Directory shows Delaware Food market with

apts. being occupied by Rosemarie Vitacore and the other apt Albert Childs. Tax records always showed 2 apts. above.

Mr. Callaghan was asked if any other uses – always been 2 apartments upstairs and commercial downstairs, it will remain that way.

Board Attorney Bergman also stated that he can attest that Delaware Food market has always been a commercial use downstairs and 2 apt above. Apartments above not abandoned, Mr. Bergman asks, Mr. Callaghan states yes.

Mr. Cooke asked about utility bills. Mr. Callaghan states that they have always had a separate bill sent.

Public portion opens 6:41pm- Close

Motion was made by Roman Zabihach and seconded by Tom McAdam to approve with the same foot print.

Vote taken:

Comm. Landgraf- yes proof from 2005 shows never abandoned the apartments. Great area for mix use with the property.

Tom McAdam- yes it's a win win, will bring the building up to code, and renovate the building

Roman Zabihach- yes been vacant commercial property, it will bring new blood, it is consistent with the Master Plan.

Lorraine Sallata- yes need to upgrade that area, nice to see a vacant commercial property get renovated.

Marie McQueen- yes great project for the area

Dan Smith III- yes great to see face lift to this building and area

Jay Cooke- yes, showed with test years enough proof it was existing as 2 apartments upstairs.

Motion carries 7 yes, 0 no's

Commissioner Landgraf excuses himself from this application

3 S Cambridge Ave, Sherri Bogin, Block 64, lot 9. Requesting a C Variance. Represent by Brian Callaghan. Mr. Callaghan states, they are in the R 1 zone of St Leonard's tract. Want to put on a 2nd floor addition, it will extend to the exact measurements of the rest of the 1st floor, it will be flushed with the rest of the home. They need a variance for stack parking to add a 3rd spot. With the addition they want to add enclosed sunroof. It is a 4 bedroom home want to add 2 additional bedrooms. Mrs. Bogin and her brother own the property. They both have grown children that cannot share with each other any longer.

Christina Bendicho, Lisc. Architect present, 6601 Ventnor Ave, Suite 15, Ventnor NJ.

They met the landscaping requirements, the variances they are seeking is for stackable parking space and lot coverage allowed is 60% they are at 69.7%. They are putting, new siding, new trim, renovating the home completely. No negative impact

Public portion opens 6:57pm

Rubin Boyer- 1 S Cambridge Ave- in favor, great idea, improvement to the neighborhood.

6:58pm Public portion closes.

Craig Hurless report dated 1/12/17. Mr. Callaghan states that his client has agreed to all items and they will be placed as conditions of approval. They agreed.

Motion was made to approve application with all items in Mr. Hurless report dated 1/12/17 placed as conditions of approval. Tom McAdam made the motion, Roman Zabihach seconded it. Vote taken:

Tom McAdam- yes improvement to the neighborhood.

Roman Zabihach- yes positive change to the neighborhood

Lorraine Sallata- yes well thought out plan, great to see improvement to the area

Marie McQueen- yes, the changes are better for the neighborhood.

Dan Smith III- yes it meets the criteria to upgrade the property.

Peter Tocco- yes it's a big improvement to the existing neighborhood. They are renovating an old home, upgrading everything.

Jay Cooke- yes they are taking an old home and renovating it and staying in Ventnor, consistent with the master plan, keeping single family home, no negative impact to the area.

Motion carries, 7 yes/ 0 no's

Commissioner Landgraf returns to seat for next application.

13 S Rosborough Ave- Murray & Doris Matez- Blk. 78, lot 7. Requesting a C Variance, Represented by Brian Callaghan. R 7 zone. They want to put an addition on to the rear of the home. They will add to the rear, the first floor, 2nd floor and 2nd story deck and outside shower. They are asking for side yard setback , 4 ft. required, asking for 3.85 ft. and stacked parking. Christina Beundicho- is a lisc. Architect, 6601 Ventnor Ave, Suite 15, Ventnor, NJ Exhibit A0- existing building - keep the same foot print. It is currently 4 bedroom, change to add 1 bedroom so that requires the additional parking space.

A1- existing Floor plan- they will increase the den area on the 1st floor and on the 2nd floor add the additional bedroom and then extend them to reach out to meet with the rest of the home. No exterior changes to the home, same foot print. Keep existing roofs and walls.

The length of the driveway was asked. Ms. Buendicho states 60 ft.

Public portion opens at 7:13pm- closes no one speaks

Mr. Hurless report dated 1/12/17. They will add to an existing family dwelling from 4 to 5 bedrooms. Side yard required set back is 4 ft, one side has 3.85ft, and parking – 3 spaces required, they only have 2 spaces, need variance. All other items mentioned in his report will be placed as “conditions” on approval for this application.. Mr. Callaghan and his client agree.

A motion was made to approve by Tom McAdam and seconded by Roman Zabihach.

Vote taken:

Commissioner Landgraf- yes, it's an extension to an existing home, keeping it in Ventnor, this is a minor variance and the parking matter is resolved.

Tom McAdam- yes example of the owners improving on what already exists, great job.

Roman Zabihach- yes it's an enhancement to the property and the area.

Lorraine Sallata- yes no negative impact to the area

Marie McQueen- yes- the same no negative impact to the area

Dan Smith III- improvement with the addition, no negative impact to the neighborhood.

Jay Cooke- yes, variances are minimal, no negative impact. It is consistent with the master plan and it fits into the neighborhood with the new design.

Vote carries, 7 yes, 0 no's

5312 Atlantic Ave , Shovel Ready LLC. , Block 12, lot 4. Requesting C & D Variances.

Commissioner Landgraf excuses himself from this application.

Scott Abbott representing. His client , Mr. Steve Labov is a principle holder. – Professionals present- Stephen Maffei- Architect- Abitare Design 39 N 3rd St. Philadelphia, Pa. , Mr. Jon Barnhardt of - Art Ponzio Associates, 400 N. Dover Ave, Atlantic City, NJ.- licensed Planner and engineer.

Mr. Abbott- 6 residential units, duplexes or townhomes, fee simple units. There will be 3 buildings, 2 homes side by side, each will have 3 car garage

All professionals and Mr. Labov sworn in.

Mr. Barnhardt shows aerial photo, Exhibits A1, Surrey & Atlantic Aves, vacant bank lot for at least 10 years. Currently 9375 sq. feet. Commercial area around the property on front and side and then the other side has large residential homes.

There is no parking on the area, the bank has driveways on Victoria Ave and Surrey so no one can park in the driveway or the parking lot. So this project will provide 3 cars in garage and then 2 cars outside, possibly, still off street.

Landscaping ordinance is being met.

Positive criteria. The proposed project is well suited for this area, since there is a lot of commercial surrounding this application and the height of the other buildings they are in line with. They are providing a more desirable vision plan. The building existing will be torn down and new buildings will be compliant with all regulations and codes.

Negative impact. R9 permits 2 family, townhomes, building heights to range from 45-60 ft. above BFE, high rises,. Etc.

Height variance- site proposed building peak – 43 ft. above elevation 14. The pilot house which 2 buildings will have to house stairs to roof top deck and elevator shaft (elevator 10x10) 57 ft. above BFE. So a D variance is required for this.

They did a height study- all properties in area were in range, some 66 ft, residential in area were 47 ft. high, some 57 feet.

The pilot's house peak and building peak is in keeping with the area. He doesn't see a negative impact to the area.

2 family dwelling with 10 ft. front yard setbacks. They meet all side yard and rear yard requirements.

Mr. Maffei speaks- the floor plan design. 2 units each in 3 separate buildings. 4 bedroom will have roof decks and elevators in them. The other 2 units will be 3 bedroom with a loft. All units will have 3 stacked parking in the garage and 2 stacked outside if allowed.

First floor- 3 bedrooms, 2 bathroom. Then the main floor, open plan and a small deck. Upper floor will have a master bedroom, large bathroom closets etc.

The difference is the pilot house will have roof decking. Prefinished siding , stone base on all the units, landscaped etc. the bedroom square footage of living space is 2600 sq. ft, the 3 bedroom is 2100 sq. ft..

A2- exhibit- 1 & 2nd floors are the same as pilot house. They will have 3 bedroom with lofts, no elevator of roof deck, heights 43.2 sq. ft.

Public portion opens 8:04pm-

Uri Yoggev- 21 S Surrey Ave, this project doesn't belong in this neighborhood, no parking lived here 17 years, parking always a problem.

Neil Levine- 6 S Surrey Ave, bought in 2204, has 6 bedroom home, parking always a problem but looks like a gorgeous project. He asked how it compares to the height of the Waves? He was told the height is 57 ft.

Michael Hagelgans- 15 S. Surrey Ave. excited about the area. Asked board if they want to give up a beach block commercial lot? Board said it's been vacant for probably over 10 years so it's not doing anyone any good at the present zoning. Also asked about that area getting parking passes for those streets. He was told to contact the Administrator, Maria Mento about the idea.

George Polis- 37 Delancy Place, AC, NJ- attorney representing client at 5311 Atlantic Ave, LLC. Client's concern was congestion, parking & traffic. Understand it's more marketable for a higher roof to offer the roof deck etc. but that is for a greater financial gain, does it really fit the reason for being granted a variance? He asked the board. Development in the neighborhood is a positive thing but not possibly this kind of project, Mr. Polis states to the board.

Anthony Marrotta- 16 S. Wissahickon Ave, express full support for development in this area. Has worked with other developers in this area and they are wonderful plans.

Marc Silver- 112 S. Surrey Ave- has lived in here since 1996. He is the only single family home all year round on this block. He states city has lost millions in ratable over the past 10 years so there is something that needs to be done. If you take away the height of the project, then esthetically would change the look of the project. City needs project like this. He has asked for 2 conditions for approval:

1. Silk fence around the entire project while project going on.
2. Wants to make sure on Atlantic Ave, there is trees a fence etc.

Overall supports the project.

Kathy Siracusa- 301 Walden Dr. - it's a good project for the community, she is in real estate, market is bad so this will bring interest into Ventnor.

Rick Bloom- 6106 Ventnor Ave- this is the best use for the space and it will bring it the highest value. Property been vacant for over 10 years. And possibly if remained the same it should have been re-zones in the master plan. It will add a high ratable to the City. Wonderful idea.

Paul Arena- 807 N Cambridge Ave- it has been empty for 10 years, parking is a problem put possible something else would go into this land and be worse. Parking is all off the street. The values in the area will go up.

Public portion closes at 8:44pm

Mr. Abbott summed things up. Feels it is a good alternative for the area and is less detrimental to the area than other plans could have been. They are asking a consideration on the height but these homes will be very esthetically pleasing to the area. The owners will visit the restaurants, shops, stores and spend their money in the neighborhood. Really no negative impact to the area.

Also Mr. Abbott stated that they would but fence up if that's what the board wanted. And take trees away. They feel looks nicer without a fence.

Mr. Hurless stated that there is a landscaping ordinance they would still have to place 2 shrubs for every tree they "didn't" have.

Mr. Abbott stated they will keep trees as stated on the plans presented, and based on building requirements they have to have a silk fence up to collect building debris.

Mr. Hurless report dated 12/20/16 they are going for a preliminary and final subdivision and a preliminary and final minor site plan. Use variance, proposed 2 family dwelling, attached.

On Mr. Hurless report page 2 & 3 check list of items for preliminary site plan and subdivision was approved for completeness only. Residential height is 45 ft., they are at 53.7 ft.

14 variances were generated:

D1 use variance, Minimal lot size, minimal lot width, minimal lot depth, front yard setback on Atlantic Ave, front yard setback on Victoria Ave, Front yard on Surrey Ave, side yard principle structure for buildings A,D,E,F, deck, max building heights all units, max eve height all units generates a D6 variance, max lot coverage, curb widths.

Mr. Hurless asked for clarification, one set of plans showed bay windows, other set did not. Mr. Maffei stated all 6 homes will have bay windows. Mr. Hurless stated that drainage and grading and all technical matters have not submitted yet, these will all be placed as conditions, Mr. Abbott agreed and Mr. Barnhardt stated they are being submitted shortly.

Landscaping plan acceptable, the lighting plan is addressed on page 10 & 11 of Mr. Hurless report and will be placed as conditions of approval, they agree.

Mr. Bergman spoke to board to inform. They are going for site plan due to # of units they have proposed. And then a subdivision plan is triggered because it is more than 3 lots. So Mr. Bergman suggested they go for preliminary and final on both site plan and subdivision. Board agreed to motion was made in the affirmative there so by Tom McAdam and seconded by Roman Zabihach. Vote was taken:

Tom McAdam- yes it is positive improvement to the area, positives outweigh the negatives, happy to see this parcel developed.

Roman Zabihach- yes, good project that supports the new master plan. Should have never been commercial but it is so this is a good plan and compromise.

Lorraine Sallata- yes considering the space being vacant for over 10 years it is suitable to the area. Parking issue is met, height is a concern but the area has the same heights. Improvement to the area.

Marie McQueen- yes sitting so long, now there will be ratable for the City. It will be an enhancement to the area.

Dan Smith III- yes this is a economic component to the master plan, should have been possibly re-zoned but it wasn't but this fits. Great for the area

Peter Tocco- yes agree been sitting there for over 10 years empty. Parking has been addressed and unfortunately the board is not responsible for the parking problem in the area that has existed for many years there, this application addressed their parking requirement so that can't be a factor in our decisions. Height is consistent with the neighborhood it was a good fit.

Jay Cooke- yes empty lot for many years and it is a transitional property that butts up against St Leonard's Tract. It is in line with our master plan with economic component. This will bring in 2nd home buyers and a nice ratable for the City. The design is in line with the developmental patterns of the master plan.

Motion carried 7 yes, 0 no's

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