

Ventnor City Planning Board
Minutes
August 10, 2016- 6:30p.m.
6201 Atlantic Ave, Ventnor, NJ 08406

1. Flag Salute

2. Roll Call

Present

Dan Smith IV

Dan Smith III

Mike Weisen

Tom McAdam

Lorrain Sallata

Marie McQueen

Leonard Mordell

Roman Zabihach

Comm. Landgraf

Jay Cooke

Absent

Capt. Culbertson

On D variances, Mike Weisen, Comm. Landgraf
excuse themselves.

3. Adoption of July 2016 minutes. Motion was made by Tom McAdam and seconded by Roman Zabihach. All were in favor

4. Adoption of Resolutions:

P31-2016- 315 N. Cambridge Ave

P32-206- 10 N. Newark Ave LLC

P33-2016- 19 N. Austin Ave

P34-2016- 401 N. Oxford Ave

P35-2016- Adding "Special" meetings for remaining months of Planning Board to the calendar.

A motion was made to approve all the above resolutions by Roman Zabihach and second by Leonard Mordell. All were in favor

5. Applications: 103 S. Pittsburgh Ave-(Jeffrey & Faye Zelenko) pulled from the agenda. Will be heard on Sept 26, 2016 agenda unless otherwise notified.

Mr. Swift approached the bench. He asked that his client 103 S. Pittsburgh Ave application be postponed until September 26, 2016 meeting date. He also asked that he NOT have to re-notice. Board attorney Bergman agreed and made announcement that

the verbal notice being said now is the ONLY notice that will be given for this property, except if Mr. Swift's client decides to change, alter the plans in any way, then they will have to resubmit an application to the Board Engineer's office for review ,re-notice etc. Mr. Swift agreed on the record.

A. Tolofem L.L.C. - 6611 Winchester Ave, Blk. 175, lot 1. Requesting a minor site plan and D variance. Represented by Steven Abramoff, Esq. 1555 Zion Rd, Northfield. N.J 08225. Jon Barnhart present from Arthur Ponzio's offices. And Architect Christina Buendicho, 6601 Ventnor Ave, Ventnor, NJ

This property has been commercial for many years, it was previously an accounting firm. So we are here to requests change in use. Dr. Asemota wants to now make it a medical facility. She has been renting for many years a property and now wanted to purchase this building and make it a medical facility. They would be open normal business hours, no odors coming from the property. 6 parking spaces as of now, they would have 10 people total working there and different times. One Doctor and assistance some days and the other doctor the other days.

Jay Cooke asked how many feet away from the present location. Dr. answers about 200 ft.

Public portion opens at 6:53pm

Judy Thomas- 110 N. Avolyn Ave- concerns where about the trees and the vegetation being removed. Dr. says that they are not touching any of the greenery.

6:445 pm public portion closes.

Mr. Hurless reviews his report dated June 15, 2016. R7 zone needs a D variance because the use is now changing from an accounting office to a medical center. 16 spaces are required, they have 6 spaces now. Trash & recycling remain the same. Parking remains the same

Motion made to approve with conditions placed on as stated in comments section of Mr. Hurless report. Mr. Abramoff agrees to as well as all vegetation will remain.

Motion was made by Tom McAdam and seconded by Roman Zabihach.

Vote is taken:

Jay Cooke- yes it's is in with the intent of the master plan. Angled parking is good idea in that area. New place within couple hundred feet of old place cant' see where there would be a negative impact on the community, the type of business is already here.

Roman Zabihach- yes great to see a vacancy in commercial area get filled.

Tom McAdam- yes same as the above a great idea

Lorrain Sallata- yes low impact on the neighborhood of the use of the request. It's an asset to the area.

Dan Smith III- yes nice to see operating business for over 14 years in Ventnor that is now buying a property.

Leonard Mordell- yes a medical facility is a great idea.

Marie McQueen- yes- in favor it's a great project.

7 yes/ 0 no's -Motion carries

- B. 7 N Newark Ave LLC- Blk. 127, lot 2- requesting a D variance & C Variance. Represented by Brian Callaghan. - This application was a carryover from July 2016 meeting- the applicant asked to postpone it until this meeting, board agreed. No additional notice was required for this meeting, announcement was made at July's meeting as the notice by Board Attorney Stan Bergman. This is a single family attached dwelling which triggers the d variance. They are meeting all the standards for single family attached home but now they are placing a party wall. The property complies with all regs. and setbacks & coverage in section 102:115.3 except for the party wall. They are also asking for 18 inch deviation in the height. Christina Buendicho- architect present to speak. It will be a 3 car garage, 1st floor living space, 2nd floor master bedroom and 2 bathrooms. 3rd floor will have 2 bedrooms. They need to increase the height so that the elevator can go up to the third floor. 18 inches is their request. It will be a high end project. 1st floor ceilings will be 9 ft., 2nd & 3rd ceilings will be 8 ft. Anthony Marotta- one of the principle owners in the property speaks. There is a void in Ventnor for this type of buyer. They will cost mid \$600,000.00 and it will hopefully bring more projects like this in to Ventnor. Everything will be high end inside and out. Public portion opens 7:30pm DJ Gluck – 109 S Baton Rouge Ave & 21 N Newark Ave - speaks, a great project, fantastic for the city. Has off street parking. Alan Sohn- 11 N Rosborough Ave- people living around this property concern with the setbacks John McCullough- 2 N. Newark Ave. In favor of the project. Improvement to the neighborhood Peggy McGann- 6815 Ventnor Ave. happy to see the project but concern about flooding we already have on the street, parking always concern, now will be worse. Green space all gone. Public portion closes 7:50pm Mr. Marotta again speaks, it will bring high end values and people to this area.. Mr. Hurless report 6/6/16- Mr. Callaghan agreed with all the comments made in the letter. These will be placed as a condition on the approval. Mr. Callaghan stated that the roof height is being driven by the elevator. Plans will reflect these new changes. 8:05 Public portion opens/ closes 8:05pm Motion was made to approve this application with all conditions placed on it as agreed upon by Roman Zabihach and seconded by Tom McAdam. All were in favor.

Vote taken:

Jay Cooke- yes breaking new ground with new concept for the area. It's a desirable project and feels it is good for the city. And in the intent of the master plan,.

Roman Zabihach- yes, the application triggered the variances. It's an asset to the area.

Tom McAdam- yes all the above, feels it's a positive plan.

Lorraine Sallata – yes. Appreciate them dealing with the communities concerns.

Good project and applaud the designers. Good project.

Dan Smith III- yes- in favor of the project for all reasons above. The positives outweigh the negatives. A tasteful job

Leonard Mordell- yes positive project

Marie McQueen- yes asset to the neighborhood, beautiful project.

Motion carries 7 yes/ 0 no's

- C. Robert Leib- 11 S Fredericksburg Ave, Blk., 86, lot 11. Requesting a D & C Variance. Represented by Brian Callaghan. . R4 zone, a dingle family attached , want to put a new deck on

Peter Weiss, Jr- architect- doing renovations to the home, bought it 1 year ago, wants to open up the area with a deck.

Public portion opens at 8:20pm

Anthony Angelo – 17 S Fredericksburg Ave- he states he has a similar deck, approves the idea.

Mr. Leib speaks and stated that they have done a lot of renovations to the inside of the home now wants to redo the outside.

Public portion closes at 8:24pm

Mr. Hurless report dated 8/8/16. Mr. Hurless stated that the landscaping plan was met and they did a great job with potted plants and the buffer strip, so Mr. Hurless supports their landscaping plan as submitted.. They agreed to the general comments section of Mr. Hurless report and that will be made as part of the condition of the approval of this applications. A motion was made to approve per this by Roman Zabihach and seconded by Marie McQueen. Vote is taken

Jay Cooke- yes variances are minimal, it's a nice job and landscaping is great, it's an upgrade to the home.

Roman Zabihach- yes, no negative impact from the deck

Tom McAdam- yes applicant is improving the home

Lorraine Sallata- yes very similar upgrade as to what's in the neighborhood now, very charming home.

Dan Smith III- yes owner did a good job with a tight space, it's a win, win for the neighborhood.

Leonard Mordell- yes a shore home should have a deck, great plan

Marie McQueen- yes ,it's a great little plan, glad they are in Ventnor.

- D. Warren Grossman, 15 N Austin Ave. blk., 94/ lot 8. C & D variances .Represented by Craig Dothe- Architect & Planner, 33 N Brighton Ave, Atlantic City, NJ 08401. R7 zone, 2 story flat roof, brick structure, wants to take everything from basement and put into the 3 rd. floor - roof area but the BFE is staying the same due to REAM said ti would be to expensive to raise the entire home. So they are just taking from the basement putting everything up there and raising the roof line.

Public portion opens 9pm- closes 9 pm

Mr. Hurless report 6/7/16. Mr. Hurless also wanted the board to have caution.

dealing with Section 126.15B and a deviation from this code.

The board had some concerns.

Board attorney asked Mr. Dothe if he spoke to the City's flood plan manager, he stated that yes he spoke to Mr. Agnesino. He then was told the Mr. Agnesino is not the Flood Plan Manager, Mr. Dino Cavalieri is the Flood Plan Manager.

Stan Bergman asked Mr. Dothe is they wanted to carry this application to the September's meeting so that they can speak to Mr. Cavalieri. He stated Yes. **So this application will be carried until September 14th meeting and no re-noticing needs to be done unless they plan on filing amendment documents and or plans. Mr. Bergman made an announcement at meeting that this application will be carried to September 14, 2016 meeting.**

- E. Robert & Collen Boselli- 205 N Melbourne Ave- C variance blk., 187, lot 2. R6 zone. Rami Nassar was present to help with application. They want to raise their home due to flooding. There is no negative impact on the neighborhood. Parking will be on the property.

Public portion opens 9:20pm. Closed at 9:20pm

Mr. Hurless report 6/8/16.exterior treatment on the bottom will be stucco, Mr.

Nassar answers. Mr. Hurless report those comments in the comment section are agreed upon. And will be placed as a condition along with landscaping. All agreed.

Motion was made to approve application by Leonard Mordell and seconded by Tom McAdam. Vote taken

Comm. Landgraf- yes raising home due to flooding. Will now provide off street parking which is an asset. Doesn't agree with the landscaping ordinance and thinks changes should be made to it, The new administration is looking into this, he stated.

Mike Weisen- yes it's a great corner and it is a hardship.

Jay Cooke- yes well thought out plan and it conforms has much as it can. Has the master plan concept in mind. Glad they are staying in Ventnor.

Roman Zabihach- yes great looking once it gets done.

Tom McAdam- yes for all the above reasons.

Lorraine Sallata- yes well thought out plans due to the hardship of flooding.

Dan Smith III- yes its due to sandy hardship, great plan

Motion carries 7 yes/ 0 no's

Commissioner recuses himself

- F. Brian Pukenos- 7 S Harvard Ave. Blk., 66, lot 5, Requesting C variance. Represented by Eric Goldstein, Esq.

Architect Christina Buendicho presented the plans. They want to raise the home, put a deck over the existing garage on 2nd floor and on the first floor in the front. Same amount of off street parking.

Mr. Goldstein states that they met with the neighbors and have agreed that the rear deck railings that were originally proposed will now be pulled back 6.8 inches. Also a consideration would be that they never add any back deck to the rear yard now or in the future. Also no tiki-tourchs will be allowed on the deck. These matters will be placed on as a condition of the approval.

There is no negative impact to the area. They are restoring an old home, spent a lot of money restoring it.

Mr. Pukenos stated he spoke with the neighbors and have made compromises for them.

Public portions open at 9:47pm

David Haas- 6 S Cambridge Ave- the 3 properties are immediately affected by this plan and he is happy they came to an understanding and that the 3 issues will be placed as a condition of approval on this application.

Larry Pacentrelli- 2 S Harvard Ave-he has lived on this street for 14 yrs. and it is a beautiful home now. Fully supports the project.

Christina Pukenos- 4 S Harvard Ave- they are a quiet family they all love Ventnor. Fully supports this project.

Public portion closes 9:52pm

Mr. Hurless reads his letter dated 6/3/16. Client accepts all comments enclosed in the letter. Also landscaping plans is acceptable.

As a condition of the approval, the rear deck railing will be pulled back 6.8 inches, there will never be allowed tiki torches allowed on decks. And never will a rear yard deck be allowed on this property. All agreed by client. Motion made by Roman Zabihach and seconded by Marie McQueen

Vote is taken

Mike Weisen- yes very professional project, beautiful project.

Jay Cooke- yes intent is there to work with the master plan, renovating an existing building. Trying to become flood compliant. And work with the neighbors to reach a compromise.

Roman Zabihach –yes good to hear worked with the neighbors, great project.

Tom McAdam- yes this is an example of a win, win situation.

Lorraine Sallata- yes it's a well thoughts out project and they made concession for the neighbors.

Dan Smith III- yes great to see they worked it out with the neighbors especially the deck issue.

Leonard Mordell- yes- renovations a great job,

Motion carries 7 yes/ 0 no's

Motion was made to adjourn meeting by Tom McAdam and seconded by Dan Smith III.