

Ventnor City Planning Board
Minutes
February 10, 2016- 6:30pm
6201Atlantic Ave, Ventnor. NJ

1. Flag Salute
2. Roll Call

Absent

Mayor Bagnell
Leonard Mordell
Dan Smith, IV
Chief Hazlett

Present

Comm. Sarno
Tom McAdam
Greg Maiuro
Dan Smith III
David Holtzman
Marie McQueen
Lorraine Sallata
Roman Zabihach
Jay Cooke

Professionals

Stan Bergman, Jr
Jenn Heller- Polistina & Assoc.

3. Adoption of January 2016 minutes: Motion was made by Tom McAdam and second by Roman Zabihach to approve- all were in favor.
4. Adoption of Resolutions:
P1-2016 meeting dates, P2 Appointments of Chairman & Vice-Chairman , P3 Appointment of Engineer (Vince Polistina & Assoc.), Solicitor (Stan Bergman, Jr) Planning Board Administrator (Patricia Kedziora) , P4- Dennis & Kimble Bassford- 201 N Melbourne Ave- C Variance. P5- Barry & Judith Klein- 104 S Richards Ave, C Variance. P6- Joseph Iannello- 302 N Derby Ave, C Variance, P7- Kimberly Wnuk- 121 N. Martindale Ave, C Variance. P8- Sean Grady- 5505 Monmouth Ave, C variance. A motion was made by Roman Zabihach and second by Tom McAdam to approve all resolutions in one motion, all were in favor.
5. Applicant: Bruce Cohen- 5410 Edgewater Ave, Blk. 150/ Lot 19 R 7 zone, requesting a C Variance. Represented by Brian Callaghan. The applicant came in front of the board in 2011 to demo a single family home which they did. There were numerous variances that were granted in 2011 but now Mr. Cohen wants his steps to go onto the front yard

and not the driveway as done in previous construction that was done. They also were compliant with the landscaping back then but now they are 8 shrubs short of the new landscaping ordinance which requires 28 shrubs, they have 20. They are requesting a variance for this as well.

Tom Dase (is an engineer) present to speak on behalf of this application. He states that light and air will not be blocked from the neighbors. They have a very large side yard and this house is smaller than the previous one. They will add a new bulkhead and will comply with any and all regulations.

Public portion opens at 6:43 pm. and closes at 6:43pm- no one in audience.

Ms. Heller reads Mr. Hurless report dated Feb 1, 2016.

Applicant asking for 2 variances

- 1- Front yard setback for the steps, required is 7 ft, they propose 2 ½ feet
- 2- Landscaping variance, required is 28 shrubs they have 20 shrubs at present time

A motion was made to approve application based on Mr. Hurless report dated 2/1/16 with all conditions placed on them. Brian Callaghan stated they agree.

Vote taken

Comm. Sarno yes – steps not a concern they do not encroach into the sidewalk.

Jay Cooke- yes making attempts to comply with development plan the city has in place, they are working with the city.

Roman Zabihach- yes, they are working with what they have trying to meet all goals the city has

Tom McAdam- yes- no negative impact on the neighborhood.

David Holtzman- yes the same- working with the City.

Lorraine Sallata- yes their requests seem reasonable, she sees no reason not approve since they are willing to work with everyone involved.

Greg Maiuro - yes- great landscaping plan, they are working with the City

7 yes/0 no's – motion carries

6. Discussion:

Sign ordinance- city commission concern about political signage. Stan Bergman will do a recommendation based on comments made at tonight's meeting to send to the governing body as a recommendation. In this recommendation it will include a concern of the City's public "right of way" and there is a typo error in size of signs allowed. Mr. Bergman will correct typo and send the recommendation to the governing body. Board members all were in favor of this.

A motion was made to adjourn meeting by Greg Maiuro and second by Marie McQueen, All were in favor.