

Ventnor City Planning Board
Minutes
January 20, 2016
6:30 p.m., 6201 Atlantic Ave, Ventnor, NJ

1. Roll Call

Absent	Present
Mayor Bagnell	Comm. Sarno (arrives 6:38pm)
Chief Hazlett	Jay Cooke
Lorraine Sallata	Roman Zabihach
Greg Maiuro	Tom McAdam
	David Holtzman
	Dan Smith III
	Leonard Mordell
	Marie McQueen
	Dan Smith IV

2. Re-organization :

Chairman, A nomination made by Roman Zabihach and seconded by Tom McAdam to nominate Jay Cooke. All were in favor- no other nominations.

Vice Chairman- a nomination was made to appoint Tom McAdam by David Holtzman and seconded by Dan Smith III. All were in favor, no other nominations made.

Board Solicitor- a nomination was made to appoint Stan Bergman, Jr by Tom McAdam and seconded by David Holtzman, all were in favor. No other nomination made.

Board Engineer- a nomination was made to appoint Polistina & Assoc, (Craig Hurless) by Roman Zabihach and seconded by Tom McAdam. All were in favor, no other nominations were made.

Planning Board Administrator- a nomination was made to appoint Patricia Kedziora by Marie McQueen and seconded by Tom McAdam. All were in favor. No other nominations were made.

2016 meeting dates- motion was made to approve by Roman Zabihach and second by David Holtzman. And time of 6:30pm at 6201 Atlantic Ave, second floor unless otherwise noted.

3. Adoption of Resolutions:Z-45, Dietrich, Z46- Watson, Z47- Hoang, Z48-Amelio, Z49-Supowitz, & Z50- Rosen . A motion was made by Dan Smith IV and seconded by Marie McQueen . All were in favor.

4. Adoption of December 2015 minutes of Planning Board & Zoning Boards. Motion was made by Leonard Mordell, and seconded by Dan Smith III. All were in Favor.

5. Applications:

Dennis & Kimble Bassford- 201 N Melbourne Ave, Blk. 187/Lot 1. Presented by Brian Callaghan. Applicants seeking to demo single family home and create 2 single family homes. R6 zone They need variances for lot width, lot depth, steps and curb cuts. They are above BFE by 2 feet.

Public portion open 7:05pm-

Adam Dickerson- has lived next store to the Bassford family for many years. Wonderful neighbors and great people.

David Singer- 123 N Melbourne Ave- Bassfords are wonderful people.

Public portion closes at 7:08pm

Applicant agrees to all conditions in engineer's report dated Dec 2, 2015, items 1-16. These will be marked as conditions. Plus verification of the demolition of the structures must be provided. Application is a minor subdivision to create 2 new single family homes. A motion was made to approve applications based on all conditions of the engineers report be granted by Tom McAdam and seconded by Roman Zabihach.. Landscaping plan agreed to
Roll Call taken

Comm. Sarno- yes the proposed plans fit into the area of R6.

Jay Cooke- yes within the master plans- replacement of an old home

Roman Zabihach- yes clearly consistent with the change on the master plan

Tom McAdam- yes planning board responsible for the neighborhood and the enhancements that people want to make to them.

David Holtzman- yes- great job

Dan Smith III- yes no negative impact to the neighborhood

Leonard Mordell- yes fits into the neighborhood

Marie McQueen- yes great plan and happy to have them stay in Ventnor

Dan Smith IV- yes positive for the area.

Motion carries.

Barry & Judith Klein- 104 S Richards Ave, Blk. 32/8 , R 3 zone, requesting a c variance. Represented by Joel Fleishman. Tom Diaz professional planned ad architect present, They want to take present 2 story building with 4 bedrooms and replace with a three story structure with 4 bedrooms. They propose more open space. Lot coverage at 100%, new building will open ground coverage to 75%, this will reduce the back yard. Building coverage was at 54%, now at %53.9%

They are seeking 4 variance- 3 variances for the front porch and one for building coverage. Board member Mordell asked about the new decks blocking the neighbors view-? Abby Schwartz of Abby Schwartz Assoc. she is from Wayne Pa stated that they have already agreed to clear (some type of clear glass/vinyl) so that neighbors views are not blocked from the new decking being installed.

Public portion opens 7:42pm

Angela Kaufman- 106 S. Richards Ave- is excited about the project but wanted to know about the existing curb cut? Board attorney stated that if it is an easement to the other property owner then the Board has no authority over that person's property.

Public portion closes at 7:50pm

The applicant was also asked to provide a grading plan as a condition. they agreed. Also a storm water plan, they agreed

Also as part of the conditions – clear decking will be included- applicant agreed.

Comm. Sarno stated he was concern was that with new home now decks will come out further than rest of the block. Now this would dictate the decks for whom ever came in front of the board in the future as the “norm”

4 variances, 3 variances for decking- 1st, 2nd and 3rd floors, 4th variance for building coverage.

A motion was taken to approve application based on engineer letter and all conditions as stated above being agreed to, Applicant agrees to all by Roman Zabihach and seconded by Tom McAdam.

Vote was taken.

Frank Sarno- no , this plans especially with the decks coming out so far will take the entire block out of whack from a setback point of view.

Roman Zabihach- yes improvement to the area

Tom McAdam- yes for all mentioned by Mr. Zabihach, before me

Jay Cooke- yes deals with light and air concerns, willing to work with the neighbors.

David Holtzman- yes vast improvement

Leonard Mordell- yes thanking for putting so much effort into thinking about the neighbors.

Joe Iannello- 302 N. Derby Ave- Blk. 217, Lot 15.01 requesting a c variance. They need 4 variance. 3 for the existing decks, and the other is for max lot coverage. Raising the house and 10 ft.. being added. Want to keep the shed.

Public portion opens 8:10pm

Sean Gleason, 308 N Derby Ave. Shed is his only concern, next to his property line. MR. Hurless stated it will stay where it is and there is no problem it is 1ft from their property line. Deck currently is 6.5 ft. now will go to 7 ft. on rear yard.

Public portion closes 8:12pm

These all will be placed as condition of approval:

Mr. Hurless's report: dated 12/2/15- R2 zone. Raising single family home, existing shed to remain, neighbors ok with it.

Variances requesting are: 8 ft. side yard setback, 3ft rear yard, rear decks- 1st flr. 15 ft., 1st flr. steps 11ft are proposed.. Lot coverage max is 65% they propose 69.5 %.

They provided additional landscaping in the plan.

They will bring the siding down to 3ft from the bottom.

Curb cut will be 15.5 feet

Motion was made to approve by Roman Zabihach and seconded by Tom McAdam.
Comm. Sarno- yes not concerned with landscaping at this time.

Vote was taken:

Jay Cooke- yes look great

Tom McAdam yes very concern with lot coverage and appreciates all the extra for landscaping

David Holtzman- yes . looks like going to be a great project

Roman Zabihach- yes- good positive improvement to area

Dan Smith III- yes- great job, no negative impact on neighbors

Leonard Mordell- yes to all variance requested.

Motion carries.

Sean Grady- 5505 Monmouth Ave, Blk. 200, Lot 3. R4 zone. Ms. Grady present with Rami Nassar of SNS Engineering, from Mayslanding, NJ to help present. 5 variances

Rear of the house needs steps

Front yard setback on 1st flr.

Front yard of the principal building

Principal- deck & side yard setback

Deck & Stairs- side yard setback

Lot size deficient

Public portion opens at 8:27pm

Public portion closes at 8:27pm

Mr. Hurless letter dated 1/8/16. Landscaping is required- 2 trees exist and already have shrubs. 5% will stay in front

Mr. Hurless concern 7ft shared right of way behind the property. Ms. Grady says spoke to the neighbor, they are in favor of project. 12 ft. curb cut is proposed, Mr. Bergman stated that possibly a title search should be done and then if determined neighbor owns half , get a letter confirming they are ok with this. Stucco will be brought down , 3ft from the bottom. A motion was made by Tom McAdam and seconded by Roman Zabihach to approve with all conditions in Mr Hurless's letter and mentioned here tonight being agreed upon.

Vote wa taken

Comm. Sarno- yes, again he doesn't feel this is a big concern (stucco being brought down) at this time.

Jay Cooke- yes lovely house, improvement to the neighborhood

Tom McAdam- yes improvement to the area and having the applicant be concern with what the last three feet of the outside exterior is important and thank you.

David Holtzman- year major improvement to this home

Roman Zabihach- yes improvement and providing off street parking.

Dan Smith III- yes good job and off street parking a plus
Leonard Mordell- yes all reasons stated above.
Motion carries.

Kim Wnuk- 121 N Martindale Ave, Blk. 192, Lot 9- requesting a c variance. Charles Endicott Engineering of Galloway, NJ and Tom Dais of Art Ponzio & Assoc. here to present the application. Need c variance for Lot area, lot width, front yard setback, and side yard setback. Also curb cut requesting a second one, Mr. Hurless requests that applicant merge the two curb cuts into one and now this will be 22 ft. total.

Landscaping plan will conform and be placed as a condition, applicant agreed .

Public portion opens 9:10pm

Closes at 9:10pm

Dan Smith III asks that the Exterior siding to come down 3ft from the bottom, this will also be a condition. Agreed

Plans will be revised to reflect all the conditions stated, agreed

Motion was made by Roman Zabihach and seconded by David Holtzman.

Comm. Sarno -yes going to do the best they can with elevating this house

Jay Cooke –yes alternatives are very attractive. Conforms with the master plans

Tom McAdam yes- appreciate applicant working with the board.

David Holtzman yes- great job for a small area

Roman Zabihach- yes applicant responded favorable to our requests. Appreciate it

Dan Smith III- classic sandy hardship case.

Leonard Mordell- yes all the above, requirements were met to lift the home

Motion carries

Chairman Cooke wanted a vote taken on presenting all past board members a proclamation for their years of service. Motion was made by Roman Zabihach and seconded by David Holtzman.

Motion was made to adjourn meeting by Tom McAdam and seconded by Marie McQueen