

Ventnor City Planning Board
Minutes
July 13, 2016, 6:30pm
6201 Atlantic Ave, Ventnor, NJ

1. Flag Salute
2. Roll Call

Absent

Jay Cooke
Lorraine Sallata
Leonard Mordell
Greg Maiuro
Capt. Jim Culbertson

Present

Dan Smith III
Dan Smith IV
Mare McQueen
Roman Zabihach
Tom McAdam
Comm. Landgraf

Professionals:

Stan Bergman, Jr
Craig Hurless

Meeting chaired by Vice Chairman- Tom McAdam

3. Adoption of June 2016 minutes- motion was made to approve by Roman Zabihach and seconded by Marie McQueen.
4. Adoption of Resolutions:
P22-2016, Holy Trinity Church
P23-2016- Eileen Conran-Folks- 24 N Austin
P24-2016- Moniruzza Moniruzzman- 108 N. NewHaven Ave
P25-2016- Elmer Books- 104 S Marion Ave
P26-2016- Gregory Scalia & Jeff Brinberg- 501 & 503 N Victoria Ave.
P27-2016- Christopher Ireland- 308 N Oxford Ave
P28- 2016- Gaspare Saparito- 6523-25 Ventnor Ave
P29-2016- Martinburg Group LLC- 111 S Fredericksburg Ave
P30-2016- Son Bach- 412 N Cornwall Ave
A motion was made by Roman Zabihach and seconded by Dan Smith III to approve all resolutions together.
5. Applications:

Eric Goldstein – 21 N. Lafayette Ave, Blk., 130, lot 15. Present to request to be postponed to August (2nd meeting date if approved.). He has properly noticed for this present meeting and will re-notice if the 2nd meetings a month are not approved tonight by the board after the vote, but if the 2nd meeting is approved then **August 29**, would be the date and he is asking not to have to re-notice. Board attorney agreed to this so he stated at the meeting that if the 2nd meetings are approved, August 2nd meeting would be the 29th of August and Mr. Goldstein does not have to re-notice or advertise, this is the notice made at the meeting. All board members agreed.

Brian Callaghan – 7 N. Newark L.L.C.- also has a D variance- he requested to be adjourned to August 10 , 2016 meeting due to only have 5 board members . Board attorney Bergman agreed and granted Mr. Callaghan’s postponement due to only 5 board members being present.

Mr. Callaghan’s application will be moved to August 10, 2016 meeting.

10 N Newark Ave- Blk, 127, Lot 2- represented by Brian Callaghan. Seeking a d variance to subdivide 2 single family lot right down the middle, it’s a fee simple. No construction planned at this time therefore no plans available.

Public portion opens 6:40pm-

Allen Sohn- 11 N. Rosborough Ave. concern when the subdivide the property , the current setbacks and what is the plan.

Mr. Shapiro- 6-8 N Newark Ave- has a garden that extends over into his property, it’s shared, what will happen to the garden and the trees?

6:59pm public portion closes.

Board was a little concern about Mr. Shapiro’s comment that this application is on his property with the garden. Mr. Bergman stated that if the survey is done , it does not show any encroachment on to his property, the garden has overgrown onto his property and he enjoys that .

Craig Hurless states that they will have to submit plans but has of no there are no plans.

Mr. Hurless also asked Mr. Callaghan if placed as a condition that the existing structure prior to finally subdivision plans be demoed? Mr. Callaghan stated yes they agree to this.

Mr. Shapiro asked who is responsible to maintain this vacant dirt lot since he doesn’t maintain the property currently ? Answer is the owner.

Public portion closes again, 7:07pm

This is a minor subdivision, no bulk requirements, a bi-rite.- motion was made to approve by Marie McQueen and seconded by Dan Smith IV. Vote taken

Comm. Landgraf- yes it’s a bi-rite application

Roman Zabihach- yes not much you can do not to approve the application

Tom McAdam- yes it will be a good project.

Dan Smith, III- it’s a bi-rite

Marie McQueen- yes it’s a bi-rite

Dan Smith IV- yes it’s a bi-rite

Mike Weisen- yes it's a bi-rite
Motion carries, 7 yes, 0 no's

Cydna Shulman- 19 N Austin Ave, Blk 94, lot 10. Seeking variance for expanding her back deck. Craig Hurless report dated May 2016- R zone , they want to expand their deck moving it forward by 2.25 ft. Landscaping plan was acceptable.

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

Motion was made to approve application by Roman Zabihach and second by Dan Smith IV-

Vote taken:

Mike Weisen- yes nice neighborhood will enhance it

Comm. Landgraf- yes- like the idea of tucking the steps in and it will enhance the property.

Roman Zabihach- yes enhance the neighborhood

Tom McAdam- yes same as above, it's improvement

Dan Smith III- yes enhances the property

Marie McQueen- yes enjoy the neighborhood

Dan Smith IV- yes no negative impact on the neighbors

Vote carries, 7 yes, 0 no's

John & Vicky Cahill- 315 n Cambridge Ave, Blk. 219, lot 7. Requesting a c variance on the back of his property.

Craig Hurless report 4/18/16, r 2 zone, 1 variance in the rear side yard setback and the principle structure there is a 2 ft. overhang.

They need to provide landscaping plan, they agreed to it.

Public portion opens 7:19pm- closes at 7:19pm

Motion made to approve application by Roman Zabihach and seconded by Marie McQueen.

Vote taken:

Mike Weisen- yes no negative impact

Comm. Landgraf- yes minimal variance requested

Roman Zabihach – yes it adds to the property.

Tom McAdam- yes improvement to the property

Dan Smith III- yes it's a wonderful home it will add to it

Marie McQueen- yes great job

Dan Smith IV- yes see no reason not to approve, it's an improvement

7 yes/ 0 no's.

Lanping Yu- 401 N. Oxford Ave, Blk. 257, lot 1- c variance. Liz Schwartz- DSW homes & Builder and Matthew Hockenbury- is a lisc. Engineer. They ask to demo the property and rebuild it exactly what they had before, nothing different.

They are prepared to meet the landscaping requirements as stated by Mr. Hurless's report. Mr. Hockenbury stated.

Board member McQueen asks about the cover for the pilings- the plans says they are open.

Would the applicant consider covering them with some kind of lattice or wood slats?

The applicant stated they would agree to cove the pilings with a slatted material, this will be placed as a condition. Liz Schwartz also agreed to this.

Public portion opens 7:39pm- Closes at 7:39pm

2 variance were eliminate now only going for max eve height and front yard.

Motion was made by Roman Zabihach and seconded by Dan Smith III

Vote was taken:

Mike Weisen- yes it's crazy that it's a hardship variance.

Comm. Landgraf- yes it is a hardship but appreciate staying in Ventnor

Roman Zabihach- yes due to FEMA this pushes the variances caused.

Tom McAdam- yes it's an improvement to the neighborhood

Dan Smith III- yes classic hardship case

Marie McQueen- yes glad to see the improvement.

Dan Smith IV- yes lifting the house if difficult enough glad to see the project proceeding. 7 yes, 0 no's

7307 Atlantic Ave- Chris Baylinson represents. He is not here due to the conversation he had with the board secretary. He is also here for a D variance. But due to only 5 member he wanted to postpone this application until **August 29, 2016 meeting**. He also will not re-notice if the 2ns meeting is approved tonight. He did properly notice for this meeting. Board attorney agreed that the announcement made at tonight's meeting will serve as the notice.

New Business:

Adding an additional Special meeting. The dates will normally be the 4th Monday of each month at 6:30pm at Ventnor City Municipal Building, 6201 Atlantic Ave, Ventnor, NJ - 2nd floor.

Monday, August 29, 2016

Monday, September 26, 2016

Monday, October 24, 2016

Monday, November 28, 2016

NO DECEMBER MEETING

Monday, January 30, 2017

A motion was made to approve these dates by Commissioner Landgraf and seconded by Roman Zabihach. All were in favor. They will be advertised.

Our regular meetings which are the 2nd Wednesday of each month remains the same. This is an additional "special" meeting added

A motion was made to adjourn meeting by Marie McQueen and seconded by Commissioner Landgraf. All were in favor.