

Ventnor City Planning Board  
Minutes  
June 8, 2016, 6:30pm  
6201 Atlantic Ave, Ventnor

1. Roll Call

Absent            ±  
Dan Smith III     Mike Weisen  
Dan Smith IV     Capt. Culbertson  
Tom McAdam  
Lorraine Sallata  
Marie McQueen  
Greg Maiuro  
Leonard Mordell  
Roman Zabihach  
Comm. Landgraf  
Jay Cooke

Professionals:  
Stan Bergman, Jr  
Craig Hurless

On the record- David Holtzman letter of resignation.

A motion was made to do a letter of thanks to David by Greg Maiuro and seconded by Tom McAdam

2. Adoption of resolutions:

P16-2016- Peter & Sarah Martin- 103 S Fredericksburg Ave,  
P17-2016-William & Darlene Stein-710 N Harvard Ave  
P18-2016-Dominick & Anna Catrambone- 808 N Cambridge Ave  
P19-2016- Anthony Gaetano- 21 S Lafayette Ave  
P20-2016-Guillermo Davilla- 114 N Baltimore Ave  
Joe Calvi, Jr. – 317 N Cambridge Ave

Motion was made by Roman Zabihach and seconded by Marie McQueen to approve as one motion the above resolutions.

3. Holy Trinity Parish- Atlantic Ave between Newport & Portland Aves. Blk. 70, Lots 1.01, 3 & 4  
Represented by Chris Baylinson. They are here to request a one year extension on the record on the property for the major subdivision. The demo is not complete and the first extension is about to expire, June 30, 2016. Mr. Hurless states that by law they are entitled to 3 (1) yr. extensions if needed. There are no zoning issues or changes.

Public portion opens at 6:455pm. No one speaks, Public portion closes

Eileen Conran-Folks- 24 N Austin Ave, blk. 95, lot 16. C Variance, construct a deck in the back. Husband Lonnie Folks present as well.

Public portion opens- 6:48pm, closes at 6:48pm

A vote taken based on Craig Hurless report.

Mike Weissen- yes, very family oriented street, the deck makes it a more friendlier  
Capt. Culbertson- feels the same as Mr. Weissen  
Tom McAdam- yes this project enhances the street  
Commissioner Landgraf- yes the expanded deck enhances the home and they have made an effort to listen to the board's recommendations  
Lorraine Sallata- yes, her concern was lot coverage but no negative impact on the neighborhood.  
Roman Zabihach- yes in favor of the deck  
Jay Cooke- yes- enhancing a single family home and the neighborhood.  
Motion carries

Moniruzza Moniruzzman- 108 N. New Haven Ave, blk. 174, Lot 25- requesting a C & D Variance. Requesting C & D Variances. Represented by Brian Callaghan. Going from 6 bedrooms to 4 bedrooms. Existing ground floor being eliminated, the reason being done is due to FEMA regs. Keep the character of the neighborhood. Foundation going to be masonry. They have agreed with Mr. Hurless's letter dated 5/2/16. A motion was made to approve application based on additional shrubbery being added (based on exhibit #1) added tonight. Motion made by Roman Zabihach and seconded by Greg Maiuro.  
Roman Zabihach- yes it's a great improvement to what exists now.  
Tom McAdam- yes total renovation.  
Lorraine Sallata- yes they are here tonight due to the variances that were triggered due to the project.  
Greg Maiuro-yes, its non-conforming and you can't do much with the project, it's an improvement  
Leonard Mordell- yes I feel the same as Mr. Maiuro.  
Marie McQueen- yes not much you can do with the property  
Jay Cooke- yes they attempt to meet all statues of Ventnor as well as the Master Plan  
7 yes/ 0 no's

Elmer Books- 104 S Marion Ave, Blk. 4, lot 8.02. C variances. Represented by Brian Callaghan. Single family home on the beach block. They wanted to make the house look like a "beachy" feel. Architect Christina Buondiccio present- 6601 Ventnor Ave, they want to extend the 1<sup>st</sup> floor porch, create a 2<sup>nd</sup> floor porch. They want to add landscaping to blend with the neighborhood. Still have 4 cars onsite parking, nothing will change  
7:29pm public portion opens- no one, public portion closes 7:29pm  
Craig Hurless report- 5/25/16, applicant agrees with the report, Mr. Callaghan states.  
Motion was made by Tom McAdam and seconded by Greg Maiuro to approve based on all items being addressed in Mr. Hurless report.  
Vote was taken:  
Mike Weissen- yes –beautiful property and the applicant address on the board's concerns.  
Comm. Landgraf- yes great renovation and the neighbors are ok with the plans  
Capt. Culbertson- yes it's a positive improvement  
Roman Zabihach- yes- it enhances the street scape  
Tom McAdam- yes for same reason above

Lorraine Sallata- yes, project well don and updated.

Jay Cooke- yes – it follows the master plan- enhances the quality of the community.

Motion carries

Gregory Scalia & Jeffrey Brinberg-501 & 503 N Victoria Ave. Blk. 279, lot 1.01. D & C Variances.

Represented by Brian Callaghan.

Commissioner Landgraf, Capt. Culbertson, Mike Weissen and Marie McQueen recused themselves from application. They are requesting a fee simple, single family home. IT is a fee simple single family home and an attached structure in the R5 zone. There would be no negative impact on the neighborhood, they just want to draw a line down the middle and separate the two homes.

Mr. Scalia speaks and states that he wants to sell his home, it's getting to expensive to insure his home in Ventnor and wants to sell it.

8:02 pm Public portion opens- 8:02 closes

Brian Callaghan states it's a minor subdivision to create a red line down the middle of the lots- 2 fee simple single family lots.

Mr. Hurless report dated 5/25/16, Mr. Callaghan agrees to all conditions. The only matter is a shed on the one property, if this is granted, Mr. Callaghan's client agrees must move it .

On one of the property there is a pool in the right of way. Mr. Maiuro stated he is concern about this and wants that addressed.

Motion was made to grant a minor subdivision with 2 c variances and then a D variance.

Roman Zabihach and seconded by Tom McAdam. Vote is taken

Greg Maiuro- yes property on Little Rock can't do much with

Roman Zabihach- yes the variances are triggered by the lot line

Lorraine Sallata- NO- single family homes are preferred .

Tom McAdam- yes- its creates a win-win for both property owners

Leonard Mordell- yes for the same reasons above

Jay Cooke- yes simple application, this form of ownership makes it difficult on property owners.

Motion carries, 1 NO, 5 yes votes

Christopher Ireland- 308 N Oxford Ave, Blk. 214, Lot 18. Requesting a C Variance. Represented By Brian Callaghan. Demolishing the home due to sandy storm. single family home. Garage and storage underneath.

Mr. Gilmore- 213 Cherry Tree Ct, N.J engineer and architect. No negative impact on the community. It is the same footprint as the old one, just modifying the property.

Public portion opens 8:30pm- closes 8:30 pm

Commissioner Landgraf- states that this property creates off street parking and that he appreciates Mr. Ireland staying in Ventnor,

Marie McQueen asks about the facade of the building- Stucco it will consist of.

Mr. Hurless report 5/25/16 Brian Callaghan states that is client has read and agrees to all comments / conditions in his report. A motion was made to approve application based on Mr. Hurless letter 5/25/16 and placed on as conditions by Roman Zabihach and seconded by Marie McQueen. Vote is taken:

Roman Zabihach- yes it's a FEMA site project and a great improvement to the area

Mike Weissen- yes it's a positive to the area

Comm. Landgraf- yes meets the variance criteria and it's in a great neighborhood

Capt. Culbertson- yes same as above

Jay Cooke - yes all criteria's are met- it's a great job.

Tom McAdam- yes obvious improvement to the neighborhood

Lorraine Sallata- yes very impressed what a great project for such a undersized lot.

Motion carries- 7 yes/0 no's

Gaspare & Providenza Saporito-6523-6525 Ventnor Ave. Blk. 122. Lot 12. Minor site plan with variance relief- c variance for the vent they need to install for new upscale restaurant "American" food. Tom Brennan- 2 Hillside Circle, Absecon NJ is the person operating the restaurant. . Have no problem with putting shrubbery/planters outside of restaurant to dress up the property. They will have 6 full time employees in the summer. Will serve Lunch & Dinner. Parking never been available so can't address that. Mr. Brennan stated that there is a lot of foot traffic now.

8:54pm public portion opens / public portion closes-

Based on Mr. Hurless report they will address and agree to shrubbery/planters and also trash container- these matters will be made as conditions of the application.

Capt. Culbertson addressed the oil drums. Mr. Brennan states they are removed every 2-3 days. Motion was made by Roman Zabihach and seconded by Marie McQueen . Vote was taken:

Tom McAdam- yes improvement to the neighborhood

Roman Zabihach- yes happy to see store being occupied (commercial)

Lorraine Sallata- yes exciting to see new business

Marie McQueen- yes new business stimulate new growth

Comm. Landgraf- yes variances are minimal, parking not a concern since there is never enough parking for any other business

Jay Cooke- yes parking always is a problem with it, not really concern with it.

Capt. Culbertson- yes fire department concerns have been addressed.

7 yes/0 no's

Martinburg Group, LLC- 111 S Fredericksburg Ave- Blk. 44, lot 1.01- Requesting a C & D Variance. Represented by Brian Callaghan

Single family home on the beach. Originally was D variance due to the height. Now it has changed to a C variance only since Mr. Callaghan has met with the neighbors and their attorney Chris Baylinson to work out their concerns. They have eliminated the D variance and now only a C variance.

Chris Baylinson speaks and stated that since meeting with Mr. Callaghan, the entire house will now be moved back 18 inches. The house won't interfere with the owners behind them since this applicant's family owns that lot as well so they don't mind.

Mr. Baylinson represents the following neighbors:

David & Susan Rush- 106 S. Fredericksburg Ave

Robert & Margaret Levy- 109 S Fredericksburg Ave

Diego & Irene Mederos- 108 S Fredericksburg Ave

Don & Joanne Cistone- 104 S. Fredericksburg Ave

This project will be a single family home, multi decks and a lot of care went into thinking of the neighborhood. Keep open views on all levels, they were very respectful of the neighbors.

Public portion opens at 9:44pm

David Boath- 110 S Fredericksburg Ave- is concern was a large home, the deck comes off the boardwalk, he would like to see it pushed back more than what they agreed to

Public portion was closed at 9:49pm

Mr. Hurless report dated April 18, 2016, the applicant has agreed to all the comments in Mr. Hurless letter these will be placed on as conditions. A motion was made as such by Roman Zabihach and seconded by Leonard Mordell. Vote is taken:

Capt. Culbertson- yes vacant lot now a beautiful home

Mike Wiessen- yes positive , most of the neighbors have worked together and all happy with it

Comm. Landgraf- yes the variances are minimal, worked with the neighbors

Roman Zabihach- yes happy to see that the neighbors reached an agreement.

Lorraine Sallata- yes good plan to develop an empty lot.

Jay Cooke yes- plan driven by FEMA – addressed the concerns of the neighbors.

Tom McAdam- yes- obviously it improves the property.

Motion carries , 7 yes/ 0 no's

Son Bach- 412 N Cornwall Ave, Blk. 263, Lot 12. Requesting a C Variance, represented by Brian Callaghan. Raising the home due to FEMA, building a new garage and raising that as well.

Bill Swerderski – 599 Shore Rd, Somers Point, NJ is the Engineer for the project

He states no impact on the neighbors the same foundation they are using.

Applicant and Mr. Callaghan have read Mr. Hurless report dated May 2, 2016 and have agreed to all comments. These will be placed as conditions on final resolution. Motion was made to approve by Roman Zabihach and second by Leonard Mordell. Vote was taken:

Comm. Landgraf- yes home being raised due to flooding and FEMA . that's where variance comes from.

Mike Weissen- yes by building up in the area is a great project, nice to see a REAM project be completed.

Capt. Culbertson –yes- same reason above

Tom McAdam- yes improvement to the area.

Roman Zabihach- yes revitalize the area

Lorraine Sallata- yes the same – great for the area

Jay Cooke- yes all driven due to FEMA requirements.

7 yes/ 0 no's

Old Business: Comm. Landgraf briefly wanted to discuss the following:

Master Plan – Steering Committee consists of Craig Hurless, Jim Rutella, Mike Weissen, Jay Cooke, Roman Zabihach, Commissioner Landgraf, Mike Einwechter, Bob Gross, Dan Stecker, Stan Bergman, Jr, Jim Agnesino and Jean Jean.- they are having a meeting on June 20<sup>th</sup> . Once they have their meeting they will report back to the Planning Board members. Any and all ideas feel free to gather information so that the Board can discuss.

Also Comm. Landgraf discussed having a 2<sup>nd</sup> meeting each month to help alleviate the big volume of applications the board is getting. All the professionals, board members need to see if a date can be obtained each month if so it will be noticed and we will proceed. It is on hold as of right now.

A motion was made to adjourn the meeting by Tom McAdam and seconded by Greg Maiuro.