

Ventnor City
Planning Board
Minutes
June 10, 2015

Meeting was called to order by Vice Chairman, Tom McAdam at 6:31pm. Chairman Cooke arrives at 6:35 pm.

1. Flag Salute
2. Roll Call

Present

Robert Landau
Roman Zabihach
Dan Smith, Jr
Steve Rice
Tom McAdam
Jay Cooke
Mayor Bagnell

Absent

Comm. Sarno
Don Siglin, Jr
David Holtzman
Chief Hazlett

Professionals:

Stan Bergman, Jr
Craig Hurless - Vince Polistina & Assoc.

Mayor Bagnell reads the Hazardous Mitigation Plan Update

3. Adoption of May 2015 minutes- motion made by Mayor Bagnell and seconded by Steve Rice.
4. Adoption of Resolutions:
P5-2015- 5001 Ventnor Ave, LLC. Blk. 95, Lot 1. Represented by Brian Callaghan. A motion was made by Mayor Bagnell and seconded by Roman Zabihach.

P6-2015- Shalom House LLC- 7301 Marshal Ave, blocks 397/398/399/400. Lots 1/1, 2/2 represented by Adam Busler of Fox Rothchilds Law firm. Motion was made to approve resolution by Mayor Bagnell and Jay Cooke.

5. Applications. 111 S Little Rock Ave, "the Waves", represented by Brian Callaghan, 7 units face the beach, 10 front on Little Rock Ave and 10 front of Weymouth Ave, . they are here for minor details. They here for an amended final site plan due to a brick veneers that has been placed on all the units. Plus 2 hot tubs have been added to the roofs of 2 units and that was not on original plans.

Jon Barnhardt present – Ponzio & Associates. 400 N Dover Ave, AC NJ. Stated some small changes have been made to the plans. The two hot tubs cannot be seen from the boardwalk,

Mr. Hurless's report dated June 1, 2015- this is an amended major site plan as well as a major subdivision. Also in his report he stated on page 6, #1-9 to be set as a condition of this application. Mr. Callaghan stated his client agrees to all Mr. Hurless's stated conditions.

Public portion opens at 6:57pm- closed at 6:57pm

Motion is made to approve all changes made and all conditions placed on the applicant from Mr. Hurless's June 1, 2015 letter of page 6 #1-9.

Vote is taken:

Robert Landau- yes it's only for technical matters,

Roman Zabihach- yes same it's just a matter of technical small matters

Steve Rice- yes same as above

Dan Smith, Jr- yes positive and good esthetics.

Tom McAdam- yes minor changes and will make a big difference esthetically to the property

Jay Cooke- yes minimize impact on the area. It's in conjunction with our master plan.

Mayor Bagnell- yes minor variances and it is a major improvement to what was there before.

Motion carries. 7 yes/ 0 no's

10 N Baltimore Ave- was postponed from tonight's meeting. They were deemed complete so when and if they will come back to the board they will have to re-notice. A waiver of counting of time will be sent to their attorney, John Scott Abbott.

Discussions;

2013 & 2014 zoning board reports.

Mr. Hurless summarizes the reports.

2012 board heard 28 applications, 18 were approved.

2013 board heard 22 applications, 18 were approved.

2014 board heard 30 applications, 28 were approved.

Majority of variance were in the R 7, R3, R2 & R1. Various variances requested

A lot of this was due to the Sandy storm and the re-building going on. The city is being proactive with new flood reg's, non-conforming structures, underneath parking etc.

Motion was made to adjourn meeting by Roman Zabihach and seconded by Steve Rice. All were in faovor.