

Ventnor City Planning Board
May 11, 2016, 6:30 p.m.
6201 Atlantic Ave

1. Roll Call

Present

Capt. Culbertson
Comm. Sarno
Tom McAdam
Dan Smith IV
Dan Smith III
Roman Zabihach
Marie McQueen
Greg Maiuro
Jay Cooke

Absent

Lorraine Sallata
Leonard Mordell
Mayor Bagnell
David Holtzman

Professionals:

Stan Bergman, Jr
Craig Hurless

2. Adoption of April 2016 minutes- motion was made by Roman Zabihach and seconded by Greg Maiuro. All were in favor.

3. Adoption of Resolutions:

P10-2016, Jada Alcoba- Blk. 173, lot 1, 6509 Winchester Ave

P11-2016- Catherine Cummings- Blk. 200, lot 6, 210 n Suffolk Ave

P12-2016- Brian Howard- Blk. 150, Lot 5 & 5.01, 5706 Edgewater Ave

P13-2016- Victor & Deanna Frankel- Blk. 157, Lot 19, 6110 Calvert Ave

P14-2016- Peter & Patricia Pagano, Jr- Blk, 149, Lot 15, 223 N Surrey Ave

P15-2016- Peter & Patricia Pagano, Jr., Blk, 149, Lot 11, 135 N Surrey Ave

Motion was made to approve all resolutions by Greg Maiuro and seconded by Roman Zabihach. All were in favor.

4. Applications:

Peter & Sarah Martin- 103 S Fredericksburg Ave, Blk. 44, Lot . Represented By Jim Swift. Mark Zwacki- Architect. Raising the home de to sandy storm and adding a 2nd flr. deck. They are concern about the neighbors, they have even met with some of them concern with the second flr. decking and columns obstructing their view. The Applicant has agreed to take the entire roof off that was proposed to overhang, cut it back so therefore no columns are needed. The neighbors were very satisfied with the arrangement.

Public Portion opens 6:52pm

Charles Jones- 7310 Atlantic Ave. The existing roof and columns would block the view from their home but they have agreed to modify the plans, cut back the roof and no columns, so he is satisfied.

Public Portion closes at 6:57pm.

Craig Hurless letter dated 4/5/16- the have modified some of the variances at tonight's meeting. A motion was made to accept this application with all amendments & variances. Amendments being on 2nd floor deck the roof now being removed and the columns being removed as well. The roof will be a 2 ft. pented roof, no overhang. By Roman Zabihach and seconded by Tom McAdam.

Vote taken:

Commissioner Sarno- yes the applicant worked with the neighbors

Capt. Culbertson- yes the same, all the above.

Jay Cooke, yes- they are in order of the Master Plan and they are looking out for the neighbors considerations.

Roman Zabihach- yes it's a positive change to the block

Tom McAdam- yes all the above

Greg Maiuro- yes, its an upgrade to the neighborhood

Dan Smith III- yes , same feelings as above, they are working with the neighbors.

Motion carries, all in favor.

William & Darlene Stein- 710 N Harvard Ave, Block 317, Lot 10. 01- Jay Cooke recuses himself.

Tom McAdam will chair this application.

Brian Callaghan representing. Jon Barhardt , Peter Weiss, Jr all present for applicant.

2 story Bayfront home, single family. They want to update the property.

Several variance, side yard setback, 1st. story deck, the doomer length, building coverage, rear yard for principle structure.

There is no negative impact on the neighbors, they are on the bay, will enhance the area.

Craig Hurless's letter 4/19/16 aside for the variance he has instructed them to clean up the plan for landscaping to be acceptable. This will be a motion to approve with all items as conditions and modifications approved tonight. Motion was made by Roman Zabihach and seconded by Marie McQueen.

Vote taken:

Commissioner Sarno- yes has made every effort to help the resident with the modifications

Capt. Culbertson- yes consistent with the neighborhood

Roman Zabihach- yes they have worked with the neighbors

Tom McAdam- yes positive changes

Greg Maiuro- yes beautify the property.

Dan Smith III- yes great for the neighborhood

Marie McQueen- yes it's a beautiful project.

Motion carries.

Dominick & Anna Catrambone- 808 N Cambridge Ave, Blk. 386, Lot 12. Jay Cooke returns to chair meeting.

Brian Callaghan representing & Jon Barnhardt. They are raising the home due to sandy storm.
2 side yard variances, rear yard deck variance.

Public portion opens at 7:32 pm

Public Portion closes 7:32 pm

Craig Hurless report dated 4/20/16. Due to BFE plus 3 1/2 ft. that triggers side yard setback and rear yard deck. Mr. Hurless also asked what material the lower exterior is going to be made of? Stucco they state. Motion was made by Tom McAdam and seconded by Greg Maiuro.

Vote taken:

Comm. Sarno- yes they are elevating their home, as in the area, back deck is a concrete pad

Capt. Culbertson, yes- this is a hardship situation

Jay Cooke- yes hardship is caused due to the regulations on the books.

Roman Zabihach- yes it's a FEMA induced problem

Tom McAdam- yes the facts are presented as they are, no reason not to approve

Greg Maiuro- yes it is a hardship, and a great project for the neighborhood

Dan Smith III, yes not the applicants fault

Motion carries

Anthony Gaetano – 21 S Lafayette Ave, Blk. 80, lot 6. Brian Callaghan & Jon Barnhardt represents. They want to renovate the home, it's a summer home.

Variances would be for front yard principle structure, 1st story deck, side yard principle structure, side yard deck & stairs.

They were asked if they could remove any additional concrete for landscaping ? They stated yes they would. Lot coverage is no modified on the application, if they are agreeable then there would be no landscaping variance needed.

Motion to approve by Roman Zabihach and seconded by Tom McAdam.

Vote taken:

Comm. Sarno- yes it's an improvement to the area

Capt. Culbertson- yes no negative impact

Jay Cooke- yes conscience effort to adjust the property to the neighborhood. They reduced as many variances as possible.

Roman Zabihach- yes improvement to the street, good for the property.

Tom McAdam – yes all the above

Greg Maiuro, yes property is an improvement.

Dan Smith III- yes great asset to the neighborhood

Motion carries.

Guillermo Davilla- 114 N Baltimore Ave, Blk. 190 , lot 16- represented by Craig Doth- 33 N Brighton Ave, Atlantic City , NJ REAM project.- interior lift. C & D Variance

D- variance due to a seasonal use only- applicant renting yearly, plus the non- conformity. They need to raise the house plus they wanted to raise the height on the third floor.

Public portion opens 8:23 pm

Kenneth Ross- 123 N Swarthmore Ave- his concerns that the variance makes more of a problem,, the non- conformity. His concern is the height of the building proposed. The deck frontage- variance being asked for. And this is the only house like this on the block.

Public portion closes at 8:28pm

Board member McQueen has concern about the height- hurricanes. They must comply with all safety regulations.

Since it's a side by side property, Board member Zabihach asked the applicant about the adjoining property if they weren't interested in raising the property. Mr. Davilla stated that he approached them several times and they don't care to do so.

Variations they are seeking: Front yard principle structure, roof overhang- set backs, third story decking, deck & Stairs, side yard principle structure, max eave height, attached frame storage, lot coverage, rear yard set backs.

Motion was made to approve application D var – non conforming use- expansion and D variance use- permitted year round rental use. Applicant must show proof within 30 days to the Board Attorney that it has been a rental since he bought the home before any approval will be granted, if he is comfortable then the board will proceed with a motion to approve.

Vote taken:

D Variance

Jay Cooke paperwork must prove yearly rental

Roman Zabihach-yes based on evidence – he thinks the applicant is ok but would like to see the certificate of non- conforming.

Tom McAdam- yes as above

Greg Maiuro- yes provide the proper paperwork

Dan Smith III- yes it's a tough neighborhood for this type of project to be done.

Marie McQueen- yes it's a tough decision but agrees if all paperwork is provided.

Dan Smith IV- yes it's a different situation.

C Variance:

Jay Cooke- yes variance already existing , no negative criteria

Roman Zabihach- yes- this is in response to Sandy Storm.

Tom McAdam- yes its an improvement to the home

Greg Maiuro- yes it's a sandy related matter.

Dan Smith IV- yes not much you can do with the project

Marie McQueen- yes good improvement to the area.

Dan Smith III- yes tough circumstances, improvement .

Joe Calvi, Jr- 317 N Cambridge Ave, They are represented by George Wrey, Licensed Architect & Planner from Somers Point. Seeking 4 variances to raise their home due to Sandy Storm. They are: detached garage, side yard, rear yard setback, rear yard 1st story deck & steps, landscaping plan.

Asked what material will lower portion of home be? They are extending to the bottom, 3ft from grade

Motion was made to approve application as long as all items are placed as conditions of approval by Tom McAdam, seconded by Roman Zabihach.

Vote taken:

Comm. Sarno- yes not much you can do with the garage

Capt. Culbertson- yes no negative impact

Jay Cooke- yes this is triggered by raising their home nothing you can do about it

Roman Zabihach- yes it's a FEMA regulations

Tom McAdam- yes all the above it's a positive renovation

Greg Maiuro- yes hardship caused by FEMA requirements

Dan Smith IV- yes is FEMA triggered.

Motion carries

Motion to adjourn meeting by Greg Maiuro and seconded by Tom McAdam, all were in favor.