

Ventnor City Planning Board

Minutes

October 24, 2016

6201 Atlantic Ave, Ventnor, NJ 08406

Meeting started at 6:38 pm

1. Flag Salute

2. Roll Call

Present

Absent

Commission Landgraf

Dan Smith IV

Mike Weisen

Peter Tocco

Tom McAdam

Tim Koob

Dan Smith III

Lorraine Sallata

Capt. Culbertson

Leonard Mordell

Jay Cooke

Marie McQueen

Roman Zabihach

Professionals:

Stan Bergman, Jr

Craig Hurless

3. Adoption of October 12, 2016 minutes. Motion was made to adopt by Tom McAdam and second by Roman Zabihach.

4. Adoption of Resolutions; NONE

5. Jim Rutala was introduced and gave a brief discussion on The Master Plan. Draft of Master Plan was given to the board members. Jim would like to have form a committee consisting of four planning board members. Members include Jay Cooke, Tom McAdam, Marie McQueen and Tim Koob. Jim Would like members to give recommendations and would like to have The Master Plan adopted in December 2016.

6. Applications:

***131 N Newport Ave was pulled from agenda and will be placed on November's agenda. Must notify the public of the correct variances that are required. ***

*** Marc & Cathy Backol-113 S. Avolyn Ave, Block 29, Lot 2. Requesting a C Variance. This is currently a vacant lot in which the applicants propose to construct a new 3 story dwelling. The applicant is applying for 5 C variances. The proposed finished floor will be at elevation 12ft, BFE+2. The applicant is proposing to construct a new first story porch, a second and third story decks on the front of the dwelling. Second story and third story deck, and stairs access is proposed on side of the dwelling. Applicant is also proposing a third story deck and stairs with access in rear of dwelling. Parking for 2 vehicles consisting of a driveway and a garage is being proposed. Other variances required are for curb cuts and landscaping. Required curb cut is 1-10ft, proposed 2 cuts at 12ft each, board felt this was extreme but the entire frontage of the property is a fire zone so the board didn't think the request was unreasonable also they need the extra width for the turn radius for the cars. Lower portion of exterior dwelling will be stone down to ground. Applicant lacks in the landscaping ordinance, they only have 3% so they need to meet the number of 27 shrubs, present they have 6.

Applicant agreed to meet the shrub requirement of 27- this will be placed as a condition on approval.

Public Portion opens at 7:04pm.

Neighbor Richard Gendelman from 118 N. New Haven Ave had concerns about the third floor deck encroaching in to the rear yard setback. Craig Hurless informed Mr. Gendelman that it will not encroach into the rear yard setback and is conforming. Mr. Gendelman was pleased with that response.

Public Portion Closed at 7:08pm.

Per Craig Hurless review letter dated October, 12, 2016, upon approval applicant agreed to all items being placed as conditions of approval.

Motion made to approve by Tom McAdam and second by Marie McQueen.

Vote taken:

Commission Landgraf-YES – Loves design and roof lines. Parking issue not a problem due to frontage being a fire zone.

Mike Weisen - YES – design is beautiful and good for the neighborhood.

Capt. Culbertson-YES- Agrees that it is a beautiful design. And is good for the neighborhood.

Roman Zabihach-YES- Affirmative, Interesting architectural design.

Tom McAdam-YES- Applauds the applicant for a beautiful design.

Marie McQueen-YES- Have with the way the plans look and thinks it will be beautiful.

Jay Cook-YES-Roof lines and parking are justifiable. Home is great for city.

Motion carries 7/YES 0/No's

***Fred Nahas-412 N Suffolk Ave, Block 256, Lot 9. Requesting a C variances. Represented by Brian Callaghan, Esq. Mr. Tom Daiz from Art Ponzio & Associates, their office (400 N Dover Ave, Atlantic City, NJ)was present. The requested variances are as follows, minimum lot size, building height, lot width, roof slope envelope and curb cuts. The lot contains an existing two story

single family dwelling, with off street parking for 3 vehicles. The applicant propose to demolish the dwelling that was damaged in a fire and construct a new dwelling. The applicant proposes to have parking underneath the structure in a garage. 3 parking spaces in garage and driveway. The variance for the curb cut expansion is so it will line with the garage. The proposed finished floor elevation will be 15.5ft. The height variance is being sought for the following reason, applicant does not meet the required ordinance. 31ft is required and proposed is 33.31ft. Mr Callaghan asked Mr. Diaz if this would affect the light, air, and space? Mr. Diaz responded it should not have any affect at all. The applicant would like to construct a new first story porch in the front and a deck and stairs on the rear of the structure. Also the applicant proposes to construct a second story balcony in the rear of the dwelling. Board member Mr. Cooke asked what the lower portion of structure will consist of? Mr. Nahas stated it will be piling skirting and cement board trim and will blend in with the home. Landscaping plan is conforming.

Capt. Culbertson excuses himself, Mr. Nahas is a firefighter for Ventnor City.

Public portion opens at 7:22pm

Public portion closes at 7:22pm.

Craig Hurless review letter dated October 11, 2016 will be placed as conditions of approval. Mr. Nahas and Mr. Callaghan agreed.

Motion was made to approve by Tom McAdam and second by Roman Zabihach.

Vote taken:

Commissioner Landgraf-YES- Design fits well.

Mike Weisen-YES-Felt this was a hardship and is a great plan.

Roman Zabihach-YES- Due to lot size good plan.

Tom McAdam-YES- Very good plan.

Marie McQueen-YES- Nice to have the family back in the neighborhood. Good plan.

Lorraine Sallata-YES- Had to deal with a lot of restrictions and worked everything out.

Jay Cooke-YES- Likes the design. Following the master plan.

Motion carries 7/YES 0/ NO's

***Crescenzo Galli-110 N Baltimore Ave, Block 190, Lot 18. Richard Mairone, ESQ represented. Peter Weiss from Peter Weiss Architect address (101 N Washington Ave Margate NJ 08402) was present. Richard Mairone states that this structure was damaged in Super Storm Sandy. This is a 3 story duplex with no off street parking. The first floor had 3ft of water.

The applicant proposes to raise the existing duplex and provide parking underneath in a garage. Applicant proposed parking for 4 vehicles in driveway and garage. The proposed finished floor will be at elevation 14.08 (BFE+5.8). Peter Weiss proposed decreasing the number of bedrooms in Unit B taking them from 4 to 3 bedrooms. Unit A will stay the same and will contain 2 bedrooms. The applicant is proposing a new first story deck and stairs on the front of the dwelling, a second story balcony and stairs in the rear for access. Applicant is also proposing a

curb cut which will be 22ft. Peter Weiss commented that this will not a deterrent to street parking. Richard Mairone stated that applicant can't conform to the landscaping ordinance. The back yard is concrete and the side walkway is also concrete but will agree to add 16 shrubs on property.

Public portion opens at 7:39.

Gail Gregson – 117 N Swarthmore had concerns about construction debris. Mr. Mairone stated that she was speaking of the wrong property. Ms. Gregson apologized.

Public portion closes at 7:47.

Jay Cooke asks Mr. Mairone if they have read and are in agreement with Mr. Hurless's report? Criag Hurless states that a duplex is not a permitted use. It is non conforming. Mr. Hurless states in his opinion that a use variance is not necessary. Stan Bergman agrees with Mr. Hurless. Jay Cooke asks if applicant has a Certificate of Non Conformity. Mr. Mairone nor Mr. Galli are aware of any certificate. Mr. Cooke asked that to be a condition upon approval. All agree.

Motion to approve was made by Roman Zabihach and second by Leonard Mordell.

Votes Taken:

Commissioner Landgraf-YES- Like the alternative to landscaping plan.

Mike Weisen-YES- Mr. Weiss great job with parking.

Capt. Culbertson-YES- Nice job

Roman Zabihach-YES-Yes to approve variances it is preexisting and the curb cut is justified.

Tom McAdam-YES- Commends owner on his proposed improvements.

Marie McQueen-YES- Feels this is a hardship the owner has out of his home for so long.

Jay Cooke-YES- Enhances parking. This is preexisting and welcomes owner back to Ventnor.

Motion carries 7/YES 0/NO'S

Motion to adjourn 8:09pm