

Ventnor City Planning Board

September 14, 2016

Minutes

6201 Atlantic Ave, Ventnor NJ 08406

1. Flag Salute
2. Roll Call

Present

Mike Weisen
Dan Smith III
Tom McAdam
Lorraine Sallata
Marie McQueen
Leonard Mordell
Roman Zabihach
Jay Cooke
Comm. Landgraf
Peter Tocco- new member welcome
Tim Koob- new member- welcome

Absent

Dan Smith IV
Capt. Culbertson

Professionals-

Stan Bergman, Jr.
Craig Hurless-

3. Adoption of August 29, 2016 minutes. Motion was made to approve by Roman Zabihach and seconded by Leonard Mordell. All were in favor.
4. Adoption of Resolutions
P41-2016- Glenn & Rebecca Cummins 21 N Lafayette Ave.
P42-2016 -Pamela Dunleavy- 1119 N Avolyn Ave
P43- 2016- Beverly Campnell-6009 Winchester Ave
P44-2016- Robert Falciani- 304 N Somerset Ave
P45- Mohammed Mamun- 6315 Monmouth Ave
P46-2016- Robert Falciani- 304 N Somerset Ave
P47-2016 – Sue Capille- 127 N Harvard Ave
Motion was made to adopt all together by Comm. Landgraf with exception of the D Variance.
Second Leonard Mordell.

***412 N Derby Ave application is being pulled and placed on Sept 26, 2016 agenda , No other public notice is required- this is the only public announcement being made.

Brief update on the Master Plan by Jim Rutella and Assoc. It must be revised every 10 years, last time it was updated was 2006 so City in good shape. A committee has been formed, Steering Committee. There are Sandy funds and grants available for municipalities on barrier islands. Need to plan for the future. New flood maps are being made. In this plans, they will discuss, flood insurance costs, employment trends, impact of the Sandy Storm, roads, Economic development, etc.

Commissioner Landgraf & Mike Weisen excuse themselves

5. Applications: Daniel & Gail Singer, 7307 Atlantic Ave, Blk., 86, lot 1. Requesting a C & D Variance. Represented by Chris Baylinson. Unique property, it has 2 fronts. They want to demo the current home and build a new one. 1st flr. is below the sidewalk so this will add now to the height of the building since they want to build 3 stories.

Terri Cummins Architect- 102 Arbor Court, West, Linwood NJ. If this property was in the middle of the block would not have any variances, but because has 2 fronts that why at the board. Lower floor will be the living area, 2nd floor 3 bedroom /2 baths and third floor will be 1 master bedroom, 1 bath. New Orleans style home. She see's no negative impact on the neighbors, decks all open.

Public portion opens 7:18pm. Closes at 7:18pm

Board member asked with the height request will it look out of place with neighborhood, Terri Cummins states no it will fall in line with homes on that block. Also elevation from the first flr. would be 31 ft.

Mr. Hurless's report dated 5/25/16. They will demo the existing house build three story home. Need variances for front yard of Atlantic Ave, Front yard for Martindale Ave. Building height is the d variance exceed 10% maximum. Building height is driven because of the building width. Mr. Hurless asked if they agree to his comments, Mr. Baylinson states yes they do.

Motion to approve application made by Roman Zabihach and seconded by Tom McAdam. Vote taken:

D variance

Leonard Mordell- yes - Unique situation, house sits on 2 fronts

Dan Smith III- yes no negative impact- well designed plan

Lorraine Sallata- yes well done plan and they have adjusted to our ordinances.

Marie McQueen- yes it's a beautiful plan and it complies with all codes

Tom McAdam- yes if anyone from the neighborhood came out against it, his vote might be different but since no one objected, he votes in favor of the application.

Roman Zabihach- yes- design is excellent, asset to the neighborhood.

Jay Cooke- yes. Has the interest of the master plan in the application. It a corner lot which makes it difficult but thinks a beautiful project.

Vote carries, 7 yes, 0 no's.

506 N Cambridge- Tomac Glowacki & Agnes Dubiew-. Blk., 291. Lot 13 Requesting a C variance.

Gary Mednick- licensed architect, 525 Tilton Rd, Northfield, NJ 08234. They would like to raise the home and add one bedroom over the existing garage.

Public portion opens 7:38pm, Closed 7:38pm.

Mr. Hurless report dated Sept 2, 2016, they are raising the home and adding a bedroom- lot and structure conforms The applicant and Mr. Mednick agreed to the comments in his review. The only thing not addressed was once the home is raised what kind of material on the bottom. Mr. Mednick stated they are going to match the siding to the existing siding on the garage since that is not being raised and they will carry down with stucco and siding to the ground to blend in. Motion was made to approve application by Tom McAdam and second by Roman Zabihach.

Vote taken

Marie McQueen- yes glad to see the addition to the property.

Tom McAdam- yes it is an improvement to the neighborhood.

Roman Zabihach- yes- it's all driven by FEMA

Jay Cooke- yes –it's a vertical expansion due to FEMA

Comm. Landgraf- yes variance is very small and glad they are staying in Ventnor.

Mike Weisen- yes it is a very small variance and the home will look great when done.

Lorraine Sallata- yes, expansion is good for the neighborhood

Motion carries, 7 yes, 0 no's

109 S Cambridge Ave- Marcia Deaktor- Blk., 21, Lot 101 & 102. Represented by Brian Callaghan. In 2010 they were granted subdivision they had 2 50ft lx 120 foot lots. They want to keep the family in the one home and possible sell the other new home when presented (f presented) The existing garage will become useable, they will need shrub on the existing lot and landscaping.

Jon Barnhardt - Art Ponzio and Assoc.- 400 N Dover Ave, Atlantic City, NJ . They need to move 2 ft towards Marston Place to give the homeowner a little more room. 1 lot would be 52 ft. wide, the other lot 48 ft. wide.

They are withdrew their variance for landscaping, they submitted new plans.

Public portion opens. 7::51 pm . Closed at 7:51pm

Mr. Hurless report dated Sept 6, 2016, Mr. Callaghan agrees with all comments in the report It is a minor subdivision with several variances:

Lot size, lot width and side yard accessory structure. The will supply a landscaping plans on amended plans when they pull construction permits.

Motion was made to approve application by Tom McAdam and seconded by Commissioner Landgraf. Vote is taken:

Jay Cooke- no does not meet any criteria in land use law

Roman Zabihach- no, no criteria as well

Tom McAdam- yes it's a minor subdivision and deviation from the criteria.

Marie McQueen- no don't see any reason to do this project

Comm. Landgraf- yes variances are minimal

Mike Weisen- yes- it promotes development, 2 ft. is not a big deal in a corner lot.

Lorraine Sallata – no don't think there is a hardship.

Motion does not carry- 3 yes/4 no's

By mistake only a 7 vote was taken. So motion was made to re-open the application of 109 S Cambridge Ave by Marie McQueen and seconded by Tom McAdam within 1 minute for 2 more votes

Dan Smith III- yes it promotes growth and no negative impact

Leonard Mordell- no not a hardship applications

Vote is 4 yes/ 5 no's motion does not carry- application denied

15 N Austin Ave- Warren Grossman- blk., 94, lot 8. Requesting a C & D Variance. Craige Doethe licensed architect present for application.

Commissioner Landgraf stated that he has been speaking to our Flood Plan Manager, Dino Cavaleri, and the current administration is looking to revise the ordinances due to homes that had sustainable damage due to floods.

Commissioner Landgraf and Mike Weisen excuse themselves from this application.

(This application was pulled from Aug 10, 2016 agenda) The only board members that can vote for this application are ones that were present at the earlier meeting.

They want to put the utilities in the attic, eliminate the basement due to the flooding. Asking for D Variance for vertical expansion providing attic space since there will be a pitched roof and he wanted to be able to work up there, it will be his workshop. Front yard, rear yard and landscaping variance since all concrete in the back

They withdrew their variance for Base flood elevation.

Public portion opens at 8:34pm, Closes at 8:34pm

Lorraine Sallata stated that it was a good plan, anyway to reduce some of the concrete in the back? Board goes off the record at 8:36pm

Back on at 8:40pm- applicant agrees to put a 3ft planting in the back and they will modify their drawing for final plan certifications.

Motion was made to approve by Roman Zabihach and seconded by Lorraine Sallata. Vote taken Jay Cooke- yes every attempt made to meet all requirements

Roman Zabihach- yes innovative plans

Tom McAdam- yes applicant did a great job

Marie McQueen- yes it a project that has to be done for flooding purposes.

Lorraine Sallata- yes creative application

Dan Smith III- in favor

Leonard Mordell- yes unique plans.

Motion carries 7 yes/ 0 no

Motion to adjourn meeting by Marie McQueen and seconded by Tom McAdam. All were in favor.