

**Ventnor City Planning Board
Minutes
September 26, 2016, 6:30 pm
6201 Atlantic Ave, Ventnor, NJ**

1. Flag Salute
2. Roll Call

Present

Dan Smith III
Peter Tocco
Tim Koob
Tom McAdam
Marie McQueen
Lorraine Sallata
Leonard Mordell
Capt. Culbertson
Commissioner Landgraf
Jay Cooke

Absent

Mike Weisen
Dan Smith IV
Roman Zabihach

3. Adoption of Sept 14, 2016 minutes. Motion was made to adopt by Tom McAdam and seconded by Peter Tocco

4. Adoption of Resolutions:

P47-2016- Daniel & Gail Singer- 7307 Atlantic Ave, C & D Variances.

P48-2016- Tomacz Gloweck- 506 N Cambridge Ave. C variance.

P49-2016- Marcia Deaktor- 109 S Cambridge Ave.

P50-2016- Warren Grossman- 15 N Austin Ave

A motion was made to approve all of these as one motion. Made by Tom McAdam and seconded by Mari McQueen. All were in favor.

5. Applications:

103 S. Pittsburgh Ave- Jeffrey & Faye Zelenko- represented by Jim Swift, Esq

Mr. Swift asked that architect Harry Harper be sworn in as an expert witness. Board agreed.

Mr. Harper office is at 555 New Jersey Ave, Absecon, NJ. This application has been in front of the board, it was pulled due to the applicant wanted to modify the plans and then resubmit. Home was built in 1923 and nothing was done with it since. The Sandy storm damaged the property so the plans included Flood plans, FEMA requirements, wind vents etc.

Mr. Harper stated that the front setbacks will not be any different than the new constructed homes, they will all be in line. All the new constructed homes also are similar in the design of the homes.

1st floor is an open floor plan

2nd floor is master bedroom and 2 baths plus 2 bedrooms

3rd floor is small media room and extra bedroom

All flood vents, fire codes and they wanted to keep with a Seashore look and feel.

Board member Mordell asked about the front setbacks, concern was that they are similar to the other homes, Mr. Harper stated yes the fronts all do match up.

Comm. Landgraf asked about the calculations for the bedrooms vs the parking. Craig Hurless said the do abide by the codes.

Jay Cooke asked what data they are using for the grading? Mr. Harper stated 1988 data. BFE would be 11.8 ft. the finished floor would be 14ft, 2.3 ft. higher than finished 14 ft.

All positive criteria. They will now have a compliant home for FEMA regs, Flood regs, etc.

Public portion opens at 6:59 pm- closes at 6:59pm.

Mr. Hurless report Sept 6, 2016. Demo of a single family home for new construction. R3 zone. Variances are: Front yard setbacks, principle structure required at 12 ft., proposed is 4 ft. 2nd flr. deck required is 7 ft., they propose 4 ft., 3rd flr. deck required is 12 ft., they propose 9.5 ft. Bldg. heights , max is 35 feet, proposed is 36 ft.- due to the peak where the two roof lines join. (roof slope) . Mr. Swift agreed to Mr. Hurless review and comments.

Motion was made to approve application with 5 variances, they are- 3 front yard setbacks, 2nd story deck, 3rd story deck, building heights, and max eve heights. A motion was made by Tom McAdam to adopt and seconded by Marie McQueen . vote was taken

Commissioner Landgraf - yes like the different roof levels and it is positive now meets all flood requirements.

Capt. Culbertson- yes in favor for all the above

Tom McAdam- yes consistent with the new construction the block

Marie McQueen- yes very well thought out project

Lorraine Sallata- yes, front yard setback was a concern but happy with the design

Dan Smith III- yes well thought out plan

Jay Cooke- yes attempt to meet with the Master Plan and the character of the street in a seashore community.

Motion carries 7 yes/ 0 no's

Application – 412 N Derby Ave, Edmund & Jamey Roberts, Blk., 261, Lot 13. Requesting a C variance. Lorraine Sallata excuses herself

Dan Masion, licensed architect, a licensed construction official. 1409 New Rd, Northfield, NJ

Want to raise the home due to sandy storm. Existing is 8.7 ft new BFE will be at 13.1 ft.

They are going straight up, over the garage they are lifting the roof. Overall height will be 25 ft.

It is a positive application, will abide by all FEMA regulations, Flood regs etc. It is positive for light, safety regulations, open space and air.

Public portion 7:18m, closes at 7:18pm

Mr. Hurless report dated Sept 9, 2016. Single family home being raises due to FEMA .

BFE is 5.1 ft so that triggers the variance for the principle structure. Both side yard setback exist.

Landscape ordinance was met. Asked what the exterior finish will be at the bottom when house is raised? Stucco they state. All General review they agree with, Mr. Masion states.

There is no negative impact, 1 variance they need and that is driven by the BFE of 3ft above that.

Motion was made to adopt by Marie McQueen and seconded by Tom McAdam. Vote is taken:

Comm. Landgraf- yes they should not have to come in for this type of variance but the State regulates the FEMA regulations this so you have to come in front of the board.

Capt. Culbertson- yes for the same reasons.

Tom McAdam- yes improvement to the home

Marie McQueen- yes they comply with the ordinances.

Dan Smith II-yes it is a typical FEMA application.

Leonard Mordell- yes FEMA driven. They don't have a choice.

Jay Cooke- yes they are using the same footprint. It is FEMA driven don't have many choices.

Thank you for staying in Ventnor, we know it is hard process.

Vote carries- 7 yes/ 0 no's

6313 Monmouth Ave- TBV1, LLC. Michael Busler applicant R 7. Adam Busler from Fox, Rothchild's Law firm representing. They are asking for hardship variances for lot width and lot area.

Public portion opens 7:34pm- closes 7:34pm

Board engineer report dated Sept 14, 2016. Applicant was asked if they agree to all conditions in the report. They state yes.

They are going for 3 variances- existing is undersized lot. Lot size, lot width and rear yard, 2nd story deck.

Conditions of approval will include exterior treatment at bottom of building. Mr Busler states he will run the siding down to 3ft above grade.. They will submit revised plans to include this, the applicant agrees.

Vote is taken:

Commissioner Landgraf- yes 1 variance for rear yard deck not a big issue, there is no land to work with so a great project .

Capt. Culbertson- yes deck is not a big deal

Tom McAdam- yes new construction is an asset to the town

Marie McQueen- yes wonderful project for a small lot, good luck

Lorraine Sallata- yes- for an undersized lot is good use of the space.

Dan Smith III- yes no negative criteria

Jay Cooke- yes victim of sandy storm. Did great job conforming with the master plan

Motion carries, 7 yes/ 0 no's

Motion to adjourn meeting by Tom McAdam and seconded by Leonard Mordell.