

Ventnor City Planning Board  
December 11, 2013  
Minutes

1. Roll call

**Present**

Comm. Sarno  
Pete Weiss  
John Santoro  
Tom McAdam  
Don Siglin, Jr  
David Holtzman  
Jay Cooke  
Mayor Bagnell

**Absent**

Steve Rice  
Chief Hazlett  
Emily Christian

Professionals:

Stan Bergman, Jr  
Craig Hurless- Polistina & Assoc.

2. November 2013 minutes: Motion was made to approve minutes by Tom McAdam and seconded by John Santoro. All were in favor
3. Adoption of Resolution P16- 2013 7308-7310 Ventnor Ave, Hannah G's. Motion was made to approve by John Santoro and Mayor Bagnell. All were in favor.
4. Applications:  
Dr. Melvin Kaye- 6703 Monmouth Ave, Requesting a minor subdivision. He is represented by John Scott Abbott. They are in the R7 zone and are

requesting to move the center lot line to make both lots equal at roughly 2300 sq ft each lot. requesting 0 variances.

A clarification was made. It looks like application is for 4 lots, it's not, Ventnor City Tax assessor assigns a lot # to the water property as well. They are here only talking about 2 actual buildable lots for the 2 single family homes they wish to build.

Also Mr. Abbott wanted to bring to the boards attention there is something called a, " Filled water's edge policy from the DEP. Apparently the DEP will not allow you to build 2 single family home on property along the water but they will allow you to build 2 duplexes/townhomes. So they will be going to the DEP if they are granted here and request the proper approvals but if they are not approved with them (DEP) for the 2 single family homes then they will have to go to the zoning board and request 2 townhomes if they are denied.

Applicant would tear down the existing house. This is a bi-rite subdivision. Board engineer had some housekeeping issues to be addressed.

4 lots are only 2 lots.

All these would be set forth as a condition.

Demo of the property and filing of the plans or file a bond would be a condition. All these would be placed as part of the condition prior to them obtaining building permits.

Public portion opens at 6:40pm. No one in audience .Public Portion closes.

Motion was made to approve based on all housekeeping matters be placed as a condition . Vote taken

Comm. Sarno- yes all concerns met, house in bad shape it will be nice to see new homes build there.

John Santoro- yes- bi rite and good for the area

Peter Weiss- yes- applaud their efforts

Tom McAdam- yes 2 conforming lots – great project

Don Siglin, Jr- Yes 2 conforming lots

David Holtzman- yes all the above agree with

Jay Cooke- yes bi-rite and all administrative concerns have been discussed and agreed upon.

Mayor Bagnell- yes- simple , move the property line 3 ft to now create 2 conforming lots..

Motion carries all in favor/ 0 opposed

Applicant- 111 S. Little Rock Ave, “The Waves”. Tonight they are here because since they first application to the city, the city has placed new BFE height ordinances. Jon Barnhardt was present on behalf of the applicant, he is from Art Ponzio and Assoc. When they went to get their building permits, they were notified that BFE requirements from FEMA have changed. There was an ordinance passed in 10/2013 with a 2 ft of freeboard above BFE. That has been changed since they started this project.

They used datum based on the 1929 ruling. Now they are in a hardship situation, they would have to tear everything out and start from scratch which would be a costly and time problem.

All the properties are 1 ft above what is the current FBE. All wiring and duct work is above that as well.

Question was brought up about if they are “grandfathered” in? Board attorney stated that is a grey area but they certainly have a hardship. Vote was taken

Comm. Sarno – yes a lot of time and energy already in the project. It is a hardship case.

John Santoro- yes the impact deems this application a hardship.

Pete Weiss- yes feels the same it is a hardship.

Tom McAdam- abstains from a vote.

Don Siglin, Jr- yes same as above

David Holtzman- yes comfortable since the wiring and duct work is above what is required.

Jay Cooke- yes meets basic criteria, do drastic impact on the rating system.

Mayor Bagnell- yes doesn't think it's fair to penalize them for the changes that were made with FEMA.

Motion carries with 7 yes/ 1 abstains

Suggestion was made to recommend to the Governing body in the ordinance section “flood area” to make that part of the municipal ordinance under developmental regs. Board attorney will draft something up and pass on to the City Clerk for their discussion. All were in favor of this.

Pete Weiss wanted to say a few words. He notified the board he is resigning his position as of tonight, it is his last meeting. A letter will come to that fact in a few days.

Thank you for your many years of service Mr. Weiss.

Motion was made to adjourn meeting by John Santoro and seconded by Tom McAdam. All in favor