

Ventnor City Planning Board
Minutes
July 8, 2015

Meeting was called to order by Chairman Cooke at 6:30pm.

1. Flag Salute
2. Roll Call

Present

Bob Landau
Steve Rice
Don Siglin, Jr
Roman Zabihach
Dan Smith, Jr
Tom McAdam
Jay Cooke
Mayor Bagnell

Absent

Comm. Sarno
Chief Hazlett (arrives at 6:40)
David Holtzman (arrives at 6:33)

Professionals:

Stan Bergman
Craig Hurless of Polistina & Associates.

Mayor Bagnell reads the hazardous mitigation plan update

3. Adoption of June 2015 minutes- Motion was made to approve by Dan Smith and second by Roman Zabihach.
4. Adoption of Resolutions:
P-7 2015- The Waves, 111 S Little Rock Ave. motion was made to approve by Tom McAdam and seconded by Steve Rice.
5. Applications:

George Johnson, Block 60, Lot 9.01 & 9.02 represented by Eric Goldstein. Tom Dase of Ponzio & Associates present to speak on Mr. Johnson's behalf. They currently have 2 lots want to subdivide into 3 bi-rite lots. Lot depth and area are ok.

Mr. Smith asked if once the property is built will the applicant be required to meet the off street parking requirements? Yes Mr. Goldstein responds.

Mr. Hurless's report dated June 23, 2015 addresses these concerns, it is a 3 lot bi-rite subdivision. They will be single family homes in the R-1 district. Mr. Hurless stated there were some "housekeeping" matters or technical issues to be addressed.

One issue was the existing structure on the property: they have 2 choices,

- Prior to the final filing of plans, a bond for demo be posted to the City Engineer.
- Or tear the building down prior to all.
- Also stated was that before construction of anything, they have to provide plot plans on everything

Mr. Goldstein was asked if he accepts all these conditions as stated in Mr. Hurless's letter dated June 23, 2015 on behalf of his client, he states yes.

Public Portion opens at 6:49pm

Pat Gallagher- 107 S Dudley- chairman of St. Leonards' Tract in favor of subdivision but in the bi-laws of St Leonard's Tract is stated 20 foot setback in R1 zone, they would like the applicant to adhere to that. Not the 15 foot setback as proposed.

Nancy Mazin- 1 S Dudley Ave is the present owner of this property in front of the board tonight. In favor of the project. The sale of the home all based on what is done at this meeting tonight she states.

Public portion closed at 6:59pm

Mr. Bergman stated that deed restrictions vs City ordinance that the board cannot enforce a deed restriction, they are private matters and not the board legal concern. The board does hope that the applicant and St. Leonards' Tract and can reach some kind of understanding but again not the board's jurisdiction.

Mr. Bergman wanted to remind the board this is a minor subdivision and a bi-rite subdivision. The 3 lots meet all bulk requirements.

A motion was made to allow the bi-rite subdivision and all conditions set forth in Mr. Hurless's letter be adhered to by Jay Cooke and seconded by Dan Smith. A vote was taken

Bob Landau- yes a good idea but has concerns about the disconnect of the zoning in the neighborhood. 3 houses a lot more then he would like. Like them to agree to the street scape this is addressed in Mr. Hurless's letter).

Dan Smith, Jr- yes good for the city

Chief Hazlett- yes it is a positive thing for the city

Don Siglin- yes

Steve Rice- yes in favor, it's a clean bi-rite.

Tom McAdam- yes its an improvement

Jay Cooke- yes address all the housekeeping issues, appreciates the cooperation of the applicant to agree to all conditions.

Mayor Bagnell- yes- it's a simple bi-rite subdivision/ meets all the criteria but he would like to see some kind of agreement between the applicant and St. Leonard's Tract.

Discussions;

Landscaping Ordinance- Mayor Bagnell stated that they will make the changes on the Commission level.

A motion was made to adjourn meeting by Steve Rice and seconded by Mayor Bagnell . All were in favor