

Ventnor City
Planning Board
August 12, 2015

1. Flag Salute
2. Roll Call

Absent

Steve Rice
Chief Hazlett
Don Siglin, Jr

Present

Bob Landau
Commissioner Sarno
Roman Zabihach
Dan Smith
Tom McAdam
Jay Cooke
David Holtzman
Mayor Bagnell

Professionals:

Stan Bergman, Jr
Craig Hurless

Mayor reads the Hazardous Mitigation Report

3. Adoption of July 2014 minutes: motion was made to approve by Roman Zabihach and seconded by Mayor Bagnell.
4. Adoption of Resolution P8-2015- George Johnson, 1 S. Dudley & 5704 Ventnor Ave, motion was made to approve by Roman Zabihach and seconded by Mayor Bagnell.
5. Applications:
(Board member- Dan Smith steps down from voting on application)
S. Lagreca Construction - 418 N. Suffolk Ave, Block 256, Lot 7. Represented by Brian Callaghan, Esq. Applicant has 3 exhibits- A1 is the subdivision plan. A2 is the tax map,

and A3 is the architectural plan. Currently there is a 100 x80 foot. The lot they want to subdivide into 2, 50 foot lots. They are also seeking a variance for the driveway width. Tom Diaz- employed by Arthur Ponzio's office here to speak on behalf on the applicant. They feel that this house would be in keeping with the characteristics of the neighborhood and would not cause any negative impact to the area. They would build 2- single family homes, 2 ½ baths and 4 bedrooms. They are FEMA compliant. Mr. Hurless stated they are seeking 8 feet on the driveway. They must provide a plot plans and developmental design prior to securing any building permits.
Public portion opens 6:52pm

June Riddell- 431 S Suffolk Ave, lives across the street from the applicant. Happy to see new construction good idea.
6:55 public closes.

Mr. Callaghan stated that the applicant has no problem with the street trees, they did want to ask for a waiver since they are doing a governor's strip. But will do whatever the board agrees to do. Motion was made to approve application by Roman Zabihach and seconded by Bob Landau , Vote taken.

Bob Landau- yes improvement to an empty lot.

Comm. Sarno- yes, new lots are a descent size and it will bring new retable's into the city.

Roman Zabihach- yes consistent with the neighborhood

David Holtzman- yes much better than what exists now

Tom McAdam- yes consistent with the characteristics of the neighborhood

Jay Cooke- yes – applaud the builders, great job consistent with the neighborhood.

Mayor Bagnell- yes building is keeping with the characteristics of the neighborhood.

Motion carries.

Mr. Keijdan allows Mr. Abbott and his client to go ahead of him.

2. Applicant- George Futuna- 10 N Baltimore Ave. represented by Scott Abbott. . Mrs. Futuna present to speak- she lives at 7 N Swarthmore Ave. the property backs up to her property and she wanted to now have a back yard with vegetables and flowers on it. One lot there is a shed she wanted to keep if allowed, the other lot has the building on it. It was determined that the lot with the shed on it the shed is a accessory use) and must be torn down. The applicant is aware of this and agrees.

Public portion opens 7:11pm

Closes at 7:12pm

A motion was made to approve this application based on all conditions being met in Mr. Hurless's letter. Also agreed by the applicant is 2 street trees per lot in the governing strip by Tom McAdam and second by Roman Zabihach. Vote taken.

Bob Landau- yes- sorry about the shed but approve of the application

Comm. Sarno- yes subdivision of the property- they are two large lots- and all the conditions are met.

Roman Zabihach- yes, everyone was very responsible in this application.

Dan Smith- yes this application is conforming to the neighborhood

David Holtzman- yes enhances the property

Tom McAdam- yes it's an improvement to the area

Jay Cooke- yes 2 lots bring back the original state and it is consistent with the master plan.

Mayor Bagnell- yes improvement to the area.

3. Application- Robert Kiejdan- 6813 Atlantic Ave, Blk. 77, lot 3- representing himself. He wants to tear down the existing home and build 2 single family homes. They are lacking lot depth. Board member McAdam asked originally if he considered a single family home yes he stated but then realized he could get two homes on this lot.

7:36pm public portion opens

Bill Kuzuck- 17 S. Newark Ave states that if Mr. Kiejdan builds two homes he needs to put them sideways so that would have their front doors fronting on Newark Ave. He didn't think Atlantic Ave should have homes with their side of the homes fronting Atlantic. His concern was that 2 smaller homes would decrease the value in the area. There would be lack of parking, even worse than the current situation.

7:50pm Board member Roman Zabihach leaves meeting.

2 homes will be too narrow on the lot, it will encroach onto the neighboring properties.

Harry Retizos- 6811 Atlantic Ave. he agreed with Mr. Kuzuck. Traffic is always a problem, it would prevent his sunlight and air.

Commissioner Sarno asked why not design the front door on Atlantic Ave? he was advised not to do that and put it facing Newark Ave.

Linda Mangels & Diane Alten- 15 S Newark Ave-

Diane speaks- traffic is very intense due to everyone coming from Ventnor up to Atlantic it would be worse and a strain on parking. Linda agreed with parking being a problem but also asked about why we would consider approving this application when besides the cramped lot they have a lot of variances they are requesting, she asked aren't those "laws" on the books for a reason??

8:11 public portion closes.

Board began to ask Mr. Kiejdan some more questions and then he stated that he would like to withdraw his application from tonight's meeting. Mr. Cooke commended Mr. Kiejdan on his design of the two proposed homes.

Discussion:

Jim Rutella was asked to come and speak to the board by Mayor Bagnell. Along with him to speak was Stacy Krause from Rutgers University. She has been doing a study on the Impact on the Sandy Storm and the Master Plan,

Bob Landau leaves at 8:20 pm

Dan Smith leaves at 8:22pm

She did a brief talk about the development of Climate Adaption elements for Municipal Land Use Plans. A packet was given to the board members to review for possible discussion at another time.

Motion was made to adjourn the meeting by Mayor Bagnell and seconded by Tom McAdam. All were in favor