

Ventnor City  
Planning Board- minutes  
January 14, 2015

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

1. Roll Call

**Present**

**Absent**

Chief Hazlett  
Comm. Sarno  
Steve Rice  
Roman Zabihach  
Jay Cooke  
Dan Smith, IV  
Jay Cooke  
Mayor Bagnell

Robert Landau  
David Holtzman  
Don Siglin, Jr  
Tom McAdam

**Professionals:**

Stan Bergman, Jr  
Craig Hurless- Vince Polistina & Assoc.

2. Adoption of Dec 2014 minutes; motion was made by Mayor Bagnell and seconded by Dan Smith.
3. Adoption of Resolution P9-2014- Ventnor on the Bay Condos, 6101 Monmouth Ave, blk. 159, lot 1. Requesting an amendment to a site plan. Motion was made by Mayor Bagnell and seconded by Dan Smith.

4. Re-organization: Motion was made to keep those in current positions on for 2015. They are as follow:

Chairman, Jay Cooke, Vice-Chair- Tom McAdam, Board Solicitor, Stan Bergman, Jr (same rates apply as 2014), Board Secretary- Patricia Kedziora, Board Engineer- Vince Polistina & Assoc.(same rate apply as 2014)

A unanimous taken were all voted to remain the same

2015 meeting dates- the only months in question were, May 2015 & November 2015.

Those dates will be changed to the first wed's of those months, so they are. May 6, 2015 and Nov 4, 2015, all other dates remain the second wed of the month.

Feb 11, 2015, March 11, 2015, April 8, 2015, May 6, 2015\*\*\*\*, June 10, 2015, July 8, 2015, August 12, 2015, September 9, 2015, October 14, 2015, November 4, 2015\*\*, December 9, 2015 .. Times remains the same 6:30pm.

Application: Scott & Sydria Schaffer- 103 S. Dudley Ave, Lot 16, Blk. 4- requesting a minor subdivision. Brian Callaghan represents. This is a bi-rite subdivision, requesting sub divide into 2 equal lots, 50x 125 lots. They comply with all zoning requirements. They are asking for a waiver on Dudley Ave with the street trees not to have them. They will have the trees on Atlantic Ave, Mr. Callaghan stated. Mr. Callaghan stated that his clients agree with Mr. Hurless letter dated October 28, 2014- page 3 of 3. They also will grant the waiver of the street trees on Dudley Avenue as long as they provide the "governor's strip" of grass along the curb line. Also mentioned by Mr. Hurless is that there is no developmental plan has been submitted that would all be placed on as a condition as well.

Public portion opens at 6:47pm- closed at 6:47pm.

Motion was made to approve application since it is a bi-rite subdivision, they are granting the waiver of the trees on Dudley, they will put the governor's strip to replace the trees, keep the trees on Atlantic by Mayor Bagnell and seconded by Steve Rice. All in favor  
Vote taken:

Roman Zabihach- abstained

Dan Smith IV- yes bi-rite sub division

Comm. Sarno- yes all conforming to our codes.

Steve Rice- yes good for all good reasons as stated before me

Chief Hazlett- yes no negative impact

Jay Cooke- yes property conforms to city's master plan.

Mayor Bagnell- yes both lots confirm to our codes

6 yes/ 0 no's- motion carries

Jim Agnesino – Ventnor city’s building & code officer present to speak. They need some of the codes that exist in the city now to be updated. So he wanted to speak tonight about getting those matters moving ahead.

Rear yard decks- since homes are now being lifted he wanted to address this. Home owners want outdoor living space.

Also the Board of utilities have made mandatory in all municipalities that they must have access (4ft) stairs. A platform-a landing , a railing of some kind to service to gain access to the utility boxes.

The professionals will draft an ordinance and present in at next month’s meeting for approval.

for February ’s meeting to include :

1 Deck setbacks

2. Electric meters- access to them

3. Enclosures beneath house to hide the pilings ( some kind of lattice or breakaway wall)

4. Admin Board - some towns have an administrative board that approves strictly (clean) bi-rite subdivision without them having to go in front of the board. Mr. Agnesino would like the board to consider this as an option.

Public portion opens, 7:24pm, Closed at 7:24 pm- no one in audience

New Business- NONE to be discussed.