

Ventnor City
Planning Board
May 6, 2014
Minutes

Meeting was called to order at 6:35pm by Jay Cooke

1. Flag Salute
2. Roll Call

Present

Robert Landau
Steve Rice
Roman Zabihach
Don Siglin, Jr
Jay Cooke
Mayor Bagnell

Absent

Tom McAdam
Chief Hazlett
Comm. Sarno
Dan Smith
David Holtzman

3. Adoption of April 2015 minutes-motion was made to adopt by Mayor Bagnell and seconded by Don Siglin, Jr
4. Adoption of Resolutions: NONE
5. Applications:
5001 Ventnor Ave, L.L.C.- Block 95/Lot 1. Represented by attorney, Brian Callaghan. Minor site plan with a "Technical" parking variance Mr. Michael Weinraub is the applicant and he uses the office for his law practice. He wanted to put a wall up so that he could have another non retail office. He does estate planning and also a law professor at Stockton. His business is by appointment only. There has never been parking in that

area. Has never had more than 2 people in office at one time. Hours of operation would probably be 10-6pm.

Public portion opens AT 6:44PM- The public portion closes.

Mr. Hurless speaks stating that there is no big impact on the neighbors.

Vote was taken:

Robert Landau- yes it will be an office open and this will be an improvement to the area

Roman Zabihach- yes-excited about an office being open

Steve Rice- yes to all the above

Don Siglin, Jr- yes same as the other comments

Steve Rice- yes- same as the above

Jay Cooke- yes-consistent with the zoning in that area.

Mayor Bagnell- yes- the same as the above- no negative impact to the area.

Motion carries

Applicant:

Shalom House LLC- 7301 Marshal Ave- Adam Busler represents from Fox & Rothchilds Law Firm.

Dan Ponzio speaks – client here tonight for 2 new signs and the relocation of a new oil tank. It will be completely contained and on a 6in concrete pad.

Marshall & Swarthmore Aves- is where the oil tank will go. and a 1 new sign will go on Fredericksburg Ave.

Jay Cooke brought up landscaping matter- the board would like to see the tank hidden with landscaping. Mr. Ponzio and the applicant (speaking on behalf of the Shalom House is Building the Mgr, Thomas Grumley) agreed to a landscaping plan.

Public portion: 7:04pm opens, closes

Mr. Hurless states this is a minor sit plan in the R10- district- with a c variance. His only concern that needed to be addressed in the signage, lighting, wattage etc since it is an intersection. All these controls will be placed on the final plans.

Vote Taken:

Robert Landau- yes , its an upgrade that is necessary

Roman Zabihach- yes landscaping will give a good esthetics to the property

Don Siglin, Jr- yes its an upgrade to the property

Steve Rice- yes as the conditions are stated above.

Jay Cooke- yes in scale with the property

Mayor Bagnell- yes it's a large structure- stands alone, it's a needed improvement.

Motion carries

Discussions:

The Landscaping ordinance. It's become a big issue with all houses being raised. City needs to look into some changes to the ordinance. Mr. Hurless revised his landscaping ordinance that he presented to the Planning Board. It's dated May 1, 2015, he eliminated some type of trees that were a concern, added some that needed to be added, etc.

Chairman of the Zoning board, Lorraine Sallata and board member Mike Weisen were present and happy with the changes, deletions etc that was discussed at tonight's meeting.

Public portion opens at 7:17pm

Mrs. Sallata states that this is a good ordinance and that it will help with the esthetics of the properties. Matt Steiner was present and he is glad to see the more evasive plants taken out of the "list". The only thing that Mrs. Salatta wanted in the ordinance is that the beach block would have to abide by this ordinance as well. They should not be treated any differently. Board agreed.

Mr. Hurless stated that the board can vote tonight with these changes being made:

- 1- Recommend the elimination of trees on the beach block- so they would have to plant them as well.
 - 2- City engineer- Charles Sabatini made some recommendations- technical comments- 25 ft to the corner is a concern- Also the ordinance will include the word "park strip" to incorporate in along with the wording "governor's strip"
 - 3- Beach Block- possibly having dwarf trees planted but not "eliminating of the trees"
- Vote was taken based on all changes above. The vote was 5 yes/ 1 no

Craig Hurless- Curb Cuts- need to discuss – Zoning officer wanted to see how we can address some ways of getting additional parking.

Sheds- (Accessory structures) he discussed a "draft" with Jim Agnesino and will get something together for next month's agenda to present.

June's Agenda to include:

2013 & 2014 zoning board reports

Motion was made to adjourn meeting by Mayor Bagnell and seconded by Roman Zabihach.