

Ventnor City Planning Board

Minutes

August 27, 2018, 6:30 pm

Chairman Jay Cooke called the meeting to order at 6:36 pm.

Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof and pursuant to the N.J State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and procedure which to follow.

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Mike Wiesen
Tom Halpin
Jay Cooke
Tom McAdam
Dan Smith III
Leonard Mordell
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Roman Zabihach
Lorraine Sallata

Professionals

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer; Professional Planner
Carmella Malfara, Board Administer

3. Minutes

Motion was made to adopt August 8, 2018 minutes by Leonard Mordell and second by Tim Koob and were unanimously approved.

4. Resolutions

Motion to approve the following Resolution was made by Tom McAdam and seconded by Tim Koob and was unanimously approved.

P – 34- 2018 – Vincente t Yap – 29 S Nashville Ave.

5. New Business

The Ventnor City Fire Department gave brief informal presentation regarding the new Station #2 Fire House, which is located on Wellington and Little Rock Avenues in Ventnor Heights.

Michelle Maguire Esq., explains the presentation.

Chief Cahill, explains the need for the new Fire House.

Bill Mclees, Licensed Architect, in the State of New Jersey, presents the design.

Mr. McLarnon, Board Engineer, inquires as the water runoff.

Mr. Cooke inquires as to having EMS at Station 2.

Commissioner Landgraf inquires as to the temporary station.

Commissioner Landgraf inquires as to the time frame of the construction.

Public portion opens

Theresa D'Alesandro, 6705 Winchester Ave, inquires as to a tax increase.

Commissioner Landgraf states that the tax rate will not increase due to the new Fire Station.

Tom Halpin recuses himself.

6. Applications

** Diane Grant – 10 S Marion Ave – Block 48. Lot 3, located in an R – 7 zone. The applicant is requesting a Certificate of Non Conformity.

Diane Grant, property owner, is sworn in and gives a brief history of the property and the need for the Certificate of Non Conformity. Ms. Grant states the City of Ventnor has previously issued an Administrative Certificate of Non Conformity.

Commissioner Landgraf inquires as the previous Certificate of Land Use Compliance Application, which was signed by the Zoning Official.

Mr. Manos, Board Attorney, gives a brief explanation as to what he believes triggered the application for the Certificate of Non Conformity.

Mr. Cooke inquires as to the legality of an Administrative Certificate of Non Conformity.

Public portion opens.

Public portion closes.

A motion to confirm the Administrative Certificate of Non Conformity issued in 1998 was made by Tom McAdam and second by Leonard Mordell. The motion was unanimously approved seven in the affirmative and zero in the negative, Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Dan Smith III, Leonard Mordell and Peter Tocco. Nays; None.

**Shore Thing Property LLC, John Manfredi – 6707 Winchester Ave – Block 177, Lot 1, located in an R – 4 zone. The applicant is seeking a Minor Subdivision. The applicant proposes to subdivide 1 large lot into 2 conforming lots. The application is a “by – right” subdivision.

John Manfredi, property owner, is sworn in.

Roger McLarnon, Board Engineer, is sworn in, and reads his review dated August 24, 2018.

Mr. McLarnon request that the applicant agree to install sanitary and water services for the new lots.

Mr. Manfredi, agrees.

Mr. Cooke inquires as to street opening.

Mr. Cooke inquires as to demolition of the existing structure.

Mr. McAdam inquires as to the parking availability.

Mr. Smith III inquires as to variances.

Commissioner Landgraf recommends a condition of approval, whereas the applicant must repair or replace any damage to the public right of way.

Mr. Manfredi agrees.

Public portion opens.

Theresa D'Alesandro, property owner at 6705 Winchester Ave, is not in favor of the application and states concerns as to the new structure that will be constructed.

Joe Fisher, property owner at 102 N Buffalo Ave, is not in favor of the application and speaks of the lack of parking.

Kathleen Fisher, property owner at 102 N Buffalo Ave, is not in favor of the application and is concerned about overcrowding in the area.

Scott Diamond, property owner at 104 n Buffalo Ave, is not in favor of the application and has concerns for street parking.

Public portion closes.

Open to the Board.

Mr. Manos reviews the minor subdivision with conditions of approval.

Motion to approve the minor subdivision with conditions of approval was made by Dan Smith III and seconded by Peter Tocco. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Dan Smith III, Leonard Mordell and Peter Tocco. Nays; None.

**Craig & Joan Glick – 906 N Cornwall Ave – Block 414.01, Lot 14.01, located in an R – 11 zone. The applicant will reconstruct a single family dwelling that was severely damaged by a fire and is requesting C variances for front yard setback (building), front yard setback (porch), rear yard setback, curb cuts and swimming pool setback. That applicant is being represented by Brian Callaghan Esq.

Craig & Joan Glick, property owners are sworn in.

Robert Lolio, Licensed Architect in the State of New Jersey, is sworn in.

Mr. McLarnon, Board Engineer, reads his review dated August 26, 2018.

Brian Callaghan, Attorney for the applicant, presents the application.

Mr. Cooke inquires as to the curb cuts.

Mr. Cooke inquires as to any new variances.

Mr. McAdam inquires as to the number of variances.

Mr. Lolio presents the design and gives testimony.

Open to the Board.

Mr. McLarnon gives clarification as to which zone the applicant is located.

Public portion opens.

John Van Duyne, 117 N Dudley Ave, speaks in favor of the application.

Public portion closes.

Mr. McLarnon inquires as to any waivers.

Mr. McLarnon recommends planting street trees as a condition of approval.

Mr. Manos reviews the C variances for front yard setback (building), front yard setback (porch), rear yard setback, curb cuts and swimming pool setback. With a condition of approval.

Motion to approve the C variances for front yard setback (building), front yard setback (porch), rear yard setback, curb cuts and swimming pool setback, with a condition of approval was made by Tom McAdam and second by Peter Tocco. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Dan Smith III, Leonard Mordell and Peter Tocco. Nays – None.

7. Other Business

****Proposed City Commercial Zone Extension Northward on Ventnor Ave to include Block 120, Lots 4 and 5. Also to include Block 69.01 and lot 1.07.**

After a brief discussion the Planning Board agrees to recommend to the City of Ventnor Board of Commissioner's to extend the City Commercial Zone Extension Northward on Ventnor Ave to include Block 120, Lots 4 and 5. Also to include Block 69.01 and lot 1.07. All in favor, the motion carries.

****Proposed Ventnor City Sustainable Jersey Bicycle and Pedestrian Plan.**

After a brief discussion the Planning Board agrees to recommend to the City of Ventnor Board of Commissioner's to approve the proposed Ventnor City Sustainable Jersey Bicycle and Pedestrian Plan. All in favor, motion carries.

There being no further business, the motion to adjourn was made by Tom McAdam and seconded by Leonard Mordell and were unanimously approved.

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary

