

Ventnor City Planning Board
Minutes
November 9th 2016
6201 Atlantic Ave Ventnor, N.J 08406

Meeting Started at 6.38pm

1. Flag Salute

2. Roll Call

Present

Absent

Jay Cooke

Lorraine Sallata

Marie McQueen

Tim Koob

Peter Tocco

Tom McAdam

Roman Zabihach

Dan Smith III

Dan Smith IV

Leonard Mordell

Captain Culbertson

Commissioner Landgraf

Mike Weisen

3. Adoption of October 24, 2016 minutes. Motion was made to adopt by Roman Zabihach and second by Tom McAdam.

4. Adoption of Resolutions:

P -54-2016- Marc & Cathy Backel - 113 S Avolyn Ave Block 29, Lot 2, C Variances

P -55 -2016- Frederick J Nahas III – 412 N Suffolk Ave –Block 256, Lot 9, C Variances

P - 56- 2016- Crescenzo Galli – 110 N Baltimore Ave Block 190, lot 18, C Variances

5. Applications:

**131 N Newport Ave – Applicant never appeared before the board.

**Frank LaVerde- 5402 Winchester Ave, Block 105, Lot 7. Requesting six C Variances. Represented by Chris Baylinson Esq. Also present was Nicholas Ludovich 11 Whiting Street, Berlin N.J 08009 Architect. Applicant proposes to construct a new (1) story dwelling. It will be a four bedroom home. Applicant is requesting variances for lot size, lot dept, front yard setback, side yard setback, curb width and building coverage. The dwelling will provide parking for (4) under the structure in a garage and driveways. The proposed finished floor will elevation will be 16.8 feet. The applicant is proposing to construct first story stairs on the front of dwelling and a new deck and stairs on the rear of the dwelling. Lot is in an R-1 zone which is undersized. Chris Baylinson presents application to the board. Applicant states that he is trying to maximize space. Parking is very tight on Winchester Ave. Is

proposing 15 ft curb cuts so backing out of driveway will be easier to round turn. 10 ft curb cuts are required. Chris Baylinson states there will be 5 off site spaces and is trying to be considerate of neighbors. Applicant talks of exterior of home, states that front of the dwelling will contain hardy plank stone and a cooper roof. Proposed dwelling will also have a pool. Mr. Baylinson addresses Mr. Ludovich, He stats that the open design would not have any effect on the light, space and air. Mr. Ludovich also states that landscaping is conforming.

Public portion opens at 6:55.

Linda Samilli from 5402 ½ Winchester Ave had deep concerns over the parking. Her concerns are that Mr. Laverde's 15 ft curb cuts will be taking away from street parking.

Public Portion closes at 6:59

Mr. Cooke opens discussion to board. Board weighs pros and cons of the 15ft curb cuts. Craig Hurless gives a summary of his review dated November 3, 2016. Applicant and Board Members come to a compromise. Both agreed to a 12 ft curb cut.

Votes taken:

Capt Culbertson- NO- refreshing to see a home that is not too high But many concerns over the parking.

Roman Zabihach- YES- Approves of the parking. Families expand and the parking is justified. Tom McAdam-YES- Not an optimal situation. But agreed to make changes.

Marie McQueen-NO- Against the parking situation. Parking is a nightmare on that street.

Lorriane Sallata-NO- Difficult to do to the citizen and tax payers. Shouldn't approve at the expense of neighbors.

Dan Smith III-YES- In favor. The overall benefit outweighs the negatives. Gets more cars off the street.

Jay Cooke-Yes- Parking has been this way for years. We need to solve the parking problem. Home will add value.

Motion Carries 4/ YES and 3/NO's

**Peter Benedict – 902 North Cornwall Ave, Block 414.01, Lot 11. Requesting C Variances. Represented by Brain Callaghan Esq. Also John Barnhart Architect 400 N Dover Ave, Atlantic city N.J 08406 was present for comment.

Jay Cooke recuses himself from application. Tom McAdam leads this portion of the meeting.

Applicant is requesting C variances for side yard setback and rear yard setback. The property consists of an existing three story single family home. The applicant proposes to extend the rear deck on the back of the dwelling and provide stairs to access.

Brain Callaghan speaks on Mr. Benedicts behalf. Mr. Callaghan Calls on Mr. Barnhart to describe sight. Mr. Barnhart states the rear of the dwelling has a very small deck with no stairs. They proposes to extend deck 10.7 from rear property line. Mr. Barnhart says there will no deterrent to the neighbors. Light, air and space will not be affected. Mr. Hurless states that the plan was not summited, will be put into evidence.

Public portion opens at 7:33.

Public portion closes at 7:33.

Mr. Hurless gives a summary of his review. Landscaping meets all requirements. Applicant must provide a professional plan.

Votes Taken:

Capt. Culbertson- YES –In favor of extension of deck.

Roman Zabihach-YES- A bigger deck will make life better.

Tom McAdam-YES- No negative impact at all.

Marie McQueen- YES- Need to be able to use the space.

Dam Smith III- Yes-Unique situation, in favor.

Lorraine Sallata- YES –No Negative aspects, makes sense to build a bigger deck.

Leonard Mordell-YES- All positives- All shore communities should have big decks.

Motion Carries 7/YES, 0/NO'S

6. Brief discussion with the subcommittee on Master Plan.

Meetings are going well. Hope to vote in December and a Public hearing will be announced shortly.

Motion to adjourn: 7:55pm