#### OFFICE OF

# VENTNOR CITY ZONING BOARD VENTNOR CITY PLANNING BOARD

CITY HALL VENTNOR CITY, NEW JERSEY 08406 (609) 823-7987

### Ventnor City Zoning Board

## Minutes

Wednesday August 17, 2011 - 6:30 PM

- 1. Call to Order: 6:30 PM
- 2. Flag Salute
- 3. Roll Call

<u>Present</u> <u>Absent</u>

Lorraine Sallata Greg Maiuro Dan Smith Mike Weissen Clyde Yost Stephen Rice

> Peter Courter Mike Advena

#### **Professionals**:

John Matthews, Esq.

Craig Hurless, Polistina & Associates

4. Adoption of Minutes of July 20, 2011 meetings

Motion: Clyde Yost Second: Greg Maiuro Approval: All in favor

5. Adoption of the Following Resolutions

Z-14: Vicente T. Yap

110 S Little Rock Ave. Block 11, Lot 10 CNC - Approved

Motion: Dan Smith

Second: Greg Maiuro

Approve: All

- 6. Applicants:
  - a. None

#### 7. Other Business

- a. CNC Review
  - i. New application, Instructions, and Certificate
  - ii. Application and instructions to follow same format as regular application
  - iii. Certificate now in place to give a concrete document
  - iv. Board Questions:
    - <u>Lorraine Sallata</u>: Not sure if photos on neighboring properties is needed or appropriate
      - a. Jack Matthews: A good idea to keep as it shows more than drawings
    - 2. <u>Mike Weissen</u>: Do we really judge all cases on their own or do we really look at other properties to see how they fit
      - a. Lorraine Sallata: For the most part, I believe this Board does
    - 3. <u>Steve Rice</u>: Multi-family dwellings/units for CNC; Would like to see what some of these rooms look like
      - a. The application states interior and exterior photos
    - 4. <u>Lorraine Sallata</u>: What is the difference between the R-11 and Design Commercial Zones?
      - a. Board looks at maps
      - b. Believe the R-11 district is the new construction houses off Dorset Ave. near Ski Beach. Have had a bunch of applications in that area because of the configurations of the lots
      - c. Believe the DC zone is on the North End of town; a small area
    - 5. Board decides the Green design for the Certificate is the more professional design and the one to use.
- b. **Greg Maiuro**: In regards to trees and shrubs, Ventnor Plaza has removed all of its landscaping and replaced it with stone why did they do and can they do it?
  - i. Lorraine Sallata: Will look into this
  - ii. <u>Jack Matthews</u>: They probably had a site plan with landscaping plans within it. They would be required to keep that plan.
  - iii. Dan Smith: Their original plan had numerous items within it
  - iv. Jack Matthews: Do we know if the City has been there in regards to this
    - 1. Board Secretary to look into it
  - v. <u>Lorraine Sallata</u>: Will see if there is something we can do about it in conjunction with the City.
    - 1. They need to maintain what they do
    - 2. Something needs to be done
    - 3. Lorraine will look into it glad the Board has a strong feeling on it
- c. Discuss Ordinance on fee structure
  - i. Will be changing ordinance to account for more escrow fee as needed and also include Notice fee in the application fee
  - ii. Board discusses construction in the area
    - 1. It is slow but there is some going on
- d. <u>Mike Weissen</u>: Can the Board dictate the kinds of trees planted by applicants?
  - i. Jack Matthews: Board can suggest
  - ii. Would like to see a list of suggested planting

- iii. **Dan Smith**: Board has also talked about the replacement of trees with shrubs
  - 1. Board has done a good job
- e. Board requests Board Secretary to pull the landscaping plan for Ventnor Plaza and report back to the Board President
  - i. Would like to review at the next meeting
  - ii. Will find out from Building Department what they know on the area

Motion to adjourn: Greg Maiuro

Second: Mike Weissen

Meeting adjourned at 7:12 PM