

Ventnor City Planning Board held their monthly meeting on Wednesday, July 13, 2022 at 6:30pm, 2nd floor of Ventnor City Hall.

Present: Commissioner Landgraf, Lorraine Sallata, Dan Smith III, Mike Weisen, Tim Koob, Greer Gaskill, Wendy Bartlett.

Leo Manis, Board attorney and Roger McLarnon, Board engineer.

Motion was made by Mike Weisen and seconded by Greer Gaskill to adopt June 2022 board minutes. Motion carried.

P27-2022- resolution. Bennett Sandy- 6606 Atlantic Ave. Motion was made to approve resolution by Commissioner Landgraf and seconded by Dan Smith. Motion carried.

George Wimberg- 7302 Ventnor Ave, blk 85. Lot 14. Represented by Brian Callaghan, Esq.

Mr. George Wimberg sworn in

Tom Diaz- Professional Planner. Arthur Ponzio & Assoc, 400 dover Ave, AC. – sworn in as well.

Green Gaskill recused himself from his application.

All jurisdictions have been met. House was demolished and the applicant wants to create off street parking for himself and the employees. He owns the adjoining property, Wimberg Funeral Home.

2 variance needed- 1 for lot coverage, the other is for landscape buffer

Board engineer presented is report. Major site plan, c variance and hardship variance (could be a hardship variance. House will be raised and then want 3 off street parking spots.

Mr. McLarnon state a good application. he is requesting keeping driveway as far away form the corner as possible. Agrees to wave site plan fee. It is a permanent use in commercial zone. Mr. McLarnon asks that the landscaping plan be specific on the plans, Mr. Diaz/Mr. Callaghan agree to put on the plan. The parking lot is NOT for the patrons or the public, specifically for funeral home employees. Mr. McLarnon n state that construction official might require to chain off the lot??. Mr. Callaghan states that the parking lot will not be chained off.

Mr. McLarnon also wanted as condition that at Martindale Ave there will be a 1 way sign pointing for those that come out of the parking lot. Also suggested was low level lighting. Mr. Callaghan client agreed.

Mr. Callaghan speaks stating. Property on the corner of Martindale & Ventnor Aves. Shared property line with his other owned property. Brought to the board attention is that on the current plans. It shows a white vinyl fence, Mr. Wimberg would like to change it to a black vinyl fence that matches better with current design /colors of the property. Client providing 3 off street parking spots now. It is a permitted use, they are not adding or removing any curb cuts.

Comm Landgraf said he thought that there is situation with an easement if not combining the 2 lots. Mr. Callaghan states that Mr. Wimberg says he has a shared agreement on record. Mr. Callaghan will investigate this.

Also asked was wheel stops . Comm Landgraf stated possibly bolers. Brain C agrees for his client.

Lorraine Sallata asked that side facing house, share driveway. Plan says hydrangea?? They don't bloom all year round so she suggested a evergreen or a juniper , Mr. Callaghan stated they will alternate them with all year blooming shrubs/plants.

Public portion opens at 6:45pm, closes at 6:45pm. no one in the audience

Mr. Callaghan states it's a positive application, taking cars off the streets. Wil provide a 3 ft buffer of shrubbery.

Vote was taken.

Comm Landgraf , yes

Lorraine Sallata- yes , likes the idea o off street parking for some cars

Dan Smith- yes, no negative impact on the neighborhood, open space.

Mike Weisen- yes, open space, adding positive impact

Tim Koob- yes, it's creating off street parking is a positive thing

Wendy Bartlett- yes, no negative impact on the community, creating off street parking is a plus.

Application approved. 6 yes votes. Motion carries.

Application- Lawrence & Carla Gash- 7207 Atlantic Ave- blk. 83/ lot 4. Represented by Brian Callaghan.

Mr McLarnon speaks- R4 single family home, Hardship variance for corner lot. C Variance for containing the outdoor shower. In front yard. Property on two streets, Side yard setbacks. House fronts 2 streets.

Requesting a french drain that is not on the plans be installed. And add shrubs to the front and the side strip as buffers.

Tom Diaz- Arthur Ponzio, 400 Dover Ave, AC. Mr. Gash. Both men sworn in.

Mr. Callaghan speaks. Property on the corner of Atlantic & Swarthmore Aves. There is the existing shower faucet, they want to enclose it into a stall structure. They have agreed to Mr. McLarnon request of a French drain. They also have agreed to 2 tree pits that was requested due to it will be on Atlantic Ave. Mr. Callaghan states the enclosure will be of a white vinyl matching the surround trim on the windows. Also suggested to the applicant is a roof, suggested for it to be a solid, louver type roof, the applicant agreed.

It is a permitted use, the hardship is due to the lot size, Mr. McLarnon states.

Board member Sallata stated she would like to see shrubbery go into the corner of the shower enclosure/property. Mr. Callaghan states yes, they agree to this request.

Public portion open at 6:55pm, closes at 6:55pm. No one in the audience

Motion was made by Tim Koob and seconded by Dan Smith to approve with these conditions placed on this application, they are:

1-c variance, front yard setback, waive for landscaping requirement, 2 trees will be placed on Swarthmore Ave side, a buffer of shrubbery will be placed on the governor's strip, a French drain, white vinyl material for enclosure, front yard setback will have shrubs.

Vote taken:

Commissioner Landgraf- yes – the impact is minimal to the neighborhood. He stated he has seen bigger structure requested.

Lorraine Sallata- yes seems no negative impact. Happy they will put shrubbery in as requested.

Dan Smith- yes , no negative impact

Mike Weisen- yes, every beach house needs a shower.

Tim Koob- yes- no negative impact

Greer Gaskill- yes, no negative impact

Wendy Bartlett- yes, thankful that they didn't tear down the home when purchased and renovated it. See minimal impact to the neighborhood.

Application is approved, motion carries.

Commissioner Landgraf motions to adjourn the meeting, seconded by Tim Koob. Meeting adjourned.