

Ventnor City Planning Board

Minutes

December 13, 2017, 6:30pm

6201 Atlantic Ave, Ventnor N.J. 08406

Chairman Jay Cooke called the meeting to order at 6:37pm.

1. Flag Salute
2. Roll Call

Present

Mike Wiesen
Jay Cooke
Tom McAdam
Roman Zabihach
Lorraine Sallata
Dan smith III
Leonard Mordell
Greer Gaskill
Tim Koob

Absent

Commissioner Landgraf
Peter Tocco
Tom Halpin
Marie McQueen

Professionals

Leo Manos Esq., Solicitor
Roger McLarnon, Board Engineer
Carmella Malfara, Board Secretary / Administrator

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 meeting. He also advised the Board on the intent of the meeting and procedures which to follow.

3. Minutes

Motion was made to adopt November 27, 2017 minutes and electronic recordings by Roman Zabihach and seconded by Tom McAdam.

4. Resolutions

P-51-2017- Richard Rosetti (Capri Pizza) – 311 N Dorset Ave, motion made to adopt by Roman Zabihach and seconded by Lorraine Sallata and was unanimously approved.

P-52-2017- Joseph & Diane Orlak – 9 S Washington Ave, motion made to adopt by Roman Zabihach and seconded by Tom McAdam and was unanimously approved.

P-53-2017 – Atlantic Region Food Corp (Dunkin Donuts) – 6400 Ventnor Ave, motion made to approve by Roman Zabihach and second by Tom McAdam and was unanimously approved.

5. Applications

**Amir Zaken – 104 N Troy Ave, postponed until January 10, 2017.

** Francisco & Emily Marchese – 605 N Burghley Ave, Block 313, Lot 3, located in an R-2 zone. Requesting C variance for side yard setback (principle building). Represented by Brian Callaghan Esq. The applicant proposes to construct two new additions. One will be a two story addition in the rear of the property with a ground floor at grade adding 150 square feet of building coverage. The seconded addition will be to expand the master bedroom above the existing garage.

Brian Callaghan, Attorney for applicant, presents the application and addresses the minor changes that were made.

Mr. McLarnon inquires as to the lot coverage.

Harry Harper, licensed Architect in the State of New Jersey is sworn in and presents the design.

Emily Marchese, property owner is sworn in and gives testimony as to the need for the two additions.

Mr. Cooke inquires as to the pool equipment being enclosed.

Mr. Cooke inquires as to having the pool equipment enclosed.

Mrs. Marchese, agrees.

Mrs. Sallata inquires as to the structure on the left side of the home.

Mrs. Marchese's states the structure is a detached shed.

Mrs. Sallata inquires as to the structure being counted as lot coverage.

Mr. Cooke inquires as to removing the shed.

Mr. Callaghan replies that if the shed can comply they would like to keep it but if it does not it will be removed.

Mr. Wiesen inquires as to the shed being moved to a new location.

Mr. Mordell inquires as to how much lot coverage is being requested.

Mrs. Sallata inquires as the addition increasing the lot coverage.

Mr. McLarnon states it increases building coverage.

Public portion opens at 6:58 pm.

Public portion closes at 6:58pm.

Mr. McLarnon, Board Engineer, reads his review dated December 8, 2017.

Mr. Manos reviews the C variance for side yard setback (principle structure) with conditions and a survey is needed.

Motion to approve the C variance for side yard setback (principle structure) with conditions and a survey was made by Tom McAdam and seconded by Roman Zabihach. The motion was approved seven in the affirmative and zero in the negative. Ayes; Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III and Leonard Mordell. Nats – None.

** Robert Levy & Margaret Fine Levy – 109 S. Fredericksburg Ave, Block 44, Lot 1.02, located in an R-5 zone. Requesting C variance relief from the first floor elevation requirement of 13 feet to permit construction height of 12.77 feet. The applicant proposes to renovate an existing single family dwelling. The applicant is proposing to convert the basement into a crawl space by removing all mechanical equipment and all utilities and elevate them above BFE+3. The basement will be filled in to meet the elevation of the exterior grade and install the proper flood vents. The applicant is represented by Jim Swift Esq.

Mr. Swift, Attorney for the applicant, presents the application.

Robert & Margaret Levy, property owners, are sworn in.

Donald Zacker, Licensed Architect in the State of new Jersey, is sworn in and presents the design.

Bud Graves, Licensed Contractor in the State of New Jersey, is sworn in.

Mr. Cooke inquires as to the front decks being modified.

Mr. Zacker states that the front deck and porch will not be modified.

Mr. Cooke inquires as to the flood protection.

Mr. Wiesen inquires as to when the project began.

Mr. Wiesen inquires as to what triggered the need for the variance.

Mr. McAdam inquires as to the height of the finished floor.

Public portions open at 7:34pm.

Public portion closes at 7:34pm.

Mr. McLarnon reads his review dated December 4, 2017.

Mr. Manos reviews the C variance for relief for the first floor elevation.

Motion to approve C variance for relief for the first floor elevation was made by Tom McAdam and seconded by Tim Koob. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, and Leonard Mordell. Nays – None.

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

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary/ Administrator

