

Ventnor City Planning Board

Minutes

February 8, 2017

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

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Mike Wiesen
Tom McAdam
Roman Zabihach
Lorriane Sallata
Dan Smith III
Jay Cooke
Peter Tocco
Tim Koob

Absent

Captain Culbertson
Leonard Mordell
Dan Smith IV
Marie McQueen

Professionals

Stanley L Bergman, Jr., Esq., Solicitor
Craig Hurless, Planning Board Engineer

3. Minutes

Motion was made to adopt January 30th, 2017 minutes Roman Zabihach and seconded by Tim Koob.

4. Adoption of Resolutions:

P-05-2017- Michael Vasilakis- 6506 Ventnor Ave, Block 71, Lot 17. Requesting CNC, Represented by Brian Callaghan, Esq.

P-06-2017- Sherri Bogin- 3 S. Cambridge Ave, Block 64, Lot 9. Requesting C Variances, Represented by Brian Callaghan, Esq.

P-07-2017 – Murray & Doris Matez -13 S. Rosborough Ave, Block 78, Lot 7. Requesting C Variances, Represented by Brian Callaghan, Esq.

P-08-2017 – Shovel Ready Project LLC -5312 Atlantic Ave, Block 12, Lot 4. Requesting C & D Variances. Represented by Scott Abbott, Esq.
Motion made by Lorriane Sallata and seconded by Tom McAdam.

5. Applications:

****Tami Starkman- 112 S Sacramento Ave, Block 24, Lot 10, requesting C variances.**
Represented by Morris Starkman, Esq. Also present were James Miller Professional Planner 222 Nicholson Dr. Moorestown, NJ 08057 and Peter Weiss, Licensed Architect.
All parties present are sworn in by Stan Bergman, Jr Esq.

Mr. Miller speaks on behalf of the applicant. Mr. Miller explains the application. He states that The applicant proposes to construct a 39 sq ft addition in the rear of the dwelling on the second floor. The applicant also proposes to reduce the size of the existing rear yard deck for the proposed addition. The applicant is requesting has requested a C variance for a rear yard setback. The existing rear yard setback for the principal structure is 10ft. The applicant is proposing 3.88 ft where as a minimum of 10ft is required. The proposed addition will be 6ft by 6ft and will become part of the deck area. He states that there will be no detriment to the neighborhood.

Mr. Bergman inquires if structure will be built under the roof.

Mr. Miller states that it will be the same foot print.

Mr. Landgraf would like Mr. Weiss to show foot print to the board.

Mrs. Sallata inquires as to how much deck will be left.

Mr. Starkman states that 9ft will remain. The addition will be 6ft by 6ft.

Public Portion opens: 6:46 pm
Public Portion closes: 6: 46pm.

Mr. Cooke addresses the Board for further questions.

Commissioner Landgraf inquiries about landscaping.

Mr. Hurless summarizes his review from December 8th 2016. States for approval items 11 and 13 must be addressed.

Applicant agrees to comply with all requests made by Mr. Hurless and the Board.

Motion to approve C variance for rear yard setback and landscaping, Made by Roman Zabihach and seconded by Tim Koob. Motion was approved, seven in the affirmative and in the negative. Ayes: Commissioner Landgraf, Mike Weissen, Tom McAdam, Roman Zabihach, Lorriane Sallata, Dan Smith III, Jay Cooke. Nays-None.

****Steven Fishman- 5806 Boardwalk, Block 17, Lot 1.02. Requesting C variances.**
Represented by Keith Davis, Esq. Also present was Professional Planner, James Miller 222 Nicholson Dr. Moorestown, NJ 08057.

Mr. Davis attorney for the applicant presents the application. He states that the site 5806 Boardwalk is a corner lot with frontage on Dorset Ave and Boardwalk. The property Contains a three story single family dwelling with an existing pool and pool equipment. The applicant proposes to confirm the existing location of the swimming pool and pool equipment deck located in the front yard(Boardwalk) and side yard. The variances requested are for front yard setback and side yard setbacks. Swimming pools are restricted to the rear yard and side yard. The minimum side yard setback required is 15 ft for principal and accessory uses along oceanfront and bulkheads and seawalls. The existing side yard setback is 2 feet whereas a minimum of 15 feet is required.

Mr. Miller is sworn in by Mr. Bergman and gives testimony regarding the application.

A lengthily discussion between Mr. Davis, Mr. Miller, Planning Board Members and Mr. Hurless took place regarding the location of pool equipment, fencing, landscaping.

Public potion opens at 7:37

Amy Rosenberg 109 S Dorset Ave, expresses her concerns as to the location of the pool equipment. She feels that the pool equipment facing the boardwalk is unsightly. It effects the entire community in a negative aspect. It is a highly traveled area and needs to be addressed.

Public portion closes at 7:41pm.

Mr. Hurless summarizes his review.

Mr. Bergman reviews C variances for front yard setback and side yard setbacks as well as a landscaping and lot coverage.

Applicant agrees to comply with all recommendations from the Board Engineer.

Motion to approve C variances for front yard setback, side yard setback, landscaping and lot coverage made by Tom McAdam and seconded Roman Zabihach. The motion was

approved, seven in the affirmative and zero in the negative. Ayes: Commissioner Landgraf, Mike Weissen, Tom McAdam, Roman Zabihach, Lorriane Sallata, Dan smith III, Jay Cooke. Naves- None.

Motion made adjourn by Roman Zabihach and seconded by Tim Koob.

Meeting adjourn at 8:25pm

