

**Ventnor City Planning Board  
Minutes  
August 29, 2016, 6:30pm  
6201 Atlantic Ave, Ventnor, NJ**

Meeting called to order at 6:39pm

1. Flag Salute
2. Roll Call

**Present**

Mike Weisen  
Tom McAdam  
Dan Smith III  
Marie McQueen  
Lorrain Sallata  
Leonard Mordell  
Roman Zabihach  
Jay Cooke  
Comm. Landgraf

**Absent**

Dan Smith IV  
Capt. Culbertson

**Professionals**

Stan Bergman Jr  
Craig Hurless

3. Adoption of Minutes from August 10, 2016 meeting. Motion made by Roman Zabihach and seconded by Tom McAdam. All were in favor
4. Adoption of Resolutions P36-P40, 2016. Motion made by Lorraine Sallata and seconded by Tom McAdam to approve all with one motion. All were in favor.
5. Applications:  
7307 Atlantic Ave, Daniel & Gail Singer- Blk., 86, Lot 1. Requesting a C & D Variance. Represented by Chris Baylinson. (application was pulled) Board Attorney made a announcement that this application is being pulled and that the only notice that is being given is him verbally stating that this application is being pushed back to Sept 26, 2016 agenda. No other notice will be given).

Glenn & Rebecca Cummins- 21 N Lafayette Ave, Blk. 130/15. Requesting a C variance. Eric Goldstein representing. There were amending their application, they are with drawling the variance for the free board, house being raised now.

Jack Smith, Architect-, 1344 Chews Landing Rd, Laurel Springs, NJ, present on behalf of the applicant. Adding additional porch facing Winchester Ave, so that will increase the foot print of the property. Also they have to now address the additional steps at either end of the porch. The owner would like to do steps at both ends.

Tom Diaz from Art Ponzio Lisc engineer, 400 N Dover Ave, Atlantic City, NJ. They are here for two variances, front yard because it has 2 front yards, on a corner lot. There is

no negative impact to the neighborhood, in fact they are opening the property up, helps by raising the home for flooding.

Public portion opens 7:05pm - , closes 7:05pm

Mr. Hurless report May 12, 2016 – exception to hos report, they are now taking away the freeboard variance, applicant agreed . They are raising the home due to flooding, brick treatment they are trying to keep on the bottom to match existing brick.

Mr. Goldstein stated that his client, Mr Cummins was given a ticket for painting the garage and has to appear in court the next day, he asked that if approved tonight that this could be a condition of approval and Mr. Goldstein could contact the courts about the approval ( if so) at tonight’s meeting so therefore garage would not be a factor any longer.

A motion was made for this by Roman Zabihach and seconded by Tom McAdam.

Vote taken:

Mike Weisen- yes it’s a hardship, there is no space. House will be beautiful

Comm. Landgraf- yes beautiful project, he thanked the applicant for choosing to stay in Ventnor.

Jay Cooke- yes. conforms to the master plan. Max architectural elements to fit in to the community.

Roman Zabihach- yes- its opens up the corner, great for the neighborhood

Tom McAdam- yes gives credit to the applicant I will be a dramatic improvement

Lorraine Sallata- yes really solid plan. Kept the integrity of the homes in the area.

Dan Smith III- yes number of changes are for the better of the home , upgrades the area.

7 yes/0 no’s motion carries

Pamela Dunleavy- 119 N Avolyn Ave- Blk., 174, lot 7. Requesting C Variance. Rami Nassar, 1425 Cantillon Blvd, Mayslanding NJ 08330. Engineer. R7 zone.

Mrs. Dunleavy has lived there for 40 yrs, home was substantial damage in super sandy storm. They are here because they want to raise the home total of 15 ft. so that they can put a 2 car garage under the house. BFE is 9 ft .

Pubic portion opens 7:22 pm

Judy Thomas, 110 N Avolyn Ave. It’s a ugly street. Concern about the big tree she is cutting down. Only 2 properties have tree in front of them, her is one of the homes. No place for the water to drain if everything is concrete. Mrs. Thomas brought photos. 1-5 will be entered as exhibits.

Mrs. Thomas asks if a compromise can be reached

7:29 pm public portion closes.

Asked if they can add another tree to other side of the front. Applicant says yes she can.

Comm. Landgraf asked the applicant if they can stack the parking on the left hand side.

She then would lose her side yard, applicant stated that she did not want to give up her

yard. Compromise, the applicant will cut down the curb cut, instead of what was requested, 23 ft, she will cut it down to 20 feet.

Mr. Hurless report dated 7/18/16 agree with the report and the amendment. Applicant has agreed with his report. As well as Mr Nassar. Landscaping variance withdrawn and comply with the landscaping ordinance now. , will reduce curb to 20 ft.

As a condition it will placed that she must use the garage for parking. Applicant has agreed

Vote taken:

Mike Weisen- yes he sympathized with the applicant, neighbor made an impression and applaud the applicant in raising her home instead of leaving Ventnor.

Comm. Landgraf- Yes tough tonight because ordinance says that you have to comply with the landscaping plan when raising your home. Thanks her for staying in Ventnor

Jay Cooke- yes appreciated the comments from the neighbor, neighborhood needs to move forward. Increase in flood insurance will be a problem in the near future.

Roman Zabihach- yes Ventnor going through the master plan now and the board is considering improving streetscapes so trees are important.

Tom McAdam- yes glad to see applicant reinvesting into the property

Lorraine Sallata- yes board recognizes the concerns of the neighbors and appreciate the public input. Glad to see compromise was reached.

Dan Smith III- yes good application, appreciate input from the neighbor it's a win win  
7 yes/0 no's . motion carries

Beverly Campbell- 6009 Winchester Ave- Blk, 117. Lot 5. Requesting a C Variance.  
Represented by Brian Callaghan.

Application coming before the board about the install of a hot tub. The hot tub already installed then the Building Dept. realized it was in a front yard and cannot do without going in front of the board. They are on Winchester & Cornwall Aves- Kelly landscaping has already done the pavers to match the hot tub, the walk way and all surrounding lawn area.

Mr. Callaghan states that the 2 curb cuts they originally were asking for is being withdrawn.

Tom Diaz from Arthur Ponzio office, states that you really have to look for it from the street. It's well hidden with landscaping and trees.

That they are permitted the structure but not in the front yard that is why they are in front of the board now.

Public portion opens 7:58pm- closed at 7:58pm

Mr Hurless report dated 8/25/16. Mr Callaghan agrees with the review letter so they are now here for 1 c variance for front yard setback- this will be a condition and a waiver for landscaping . Motion was made to approve by Tom McAdam and seconded by Roman Zabihach. Vote taken.

Mike Weisen- yes to a hot tub

Comm. Landgraf- yes no negative- it's a hardship on this property

Jay Cooke- yes Now they are going through the proper channels.

Roman Zabihach- yes nice project

Tom McAdam—yes agree with all stated above.

Lorraine Sallata- yes very curious there wasn't any objections from the public- glad to not see anyone against it .

Dan Smith III- yes all of the above.

7 yes/ 0 no's. Motion carries

Mohammed Manum- 6315 Monmouth Ave, Blk., 168, lot 3, Requesting a C Variance, Represented by Brian Callaghan. Raising the home to give parking – demolish the existing shed and add new addition

George Loza, Architect. 3219 W Brigantine Ave, Brigantine, NJ.

No negative impact on the neighborhood, it's a benefit to the neighborhood.

landscaping requirement is met, the shed in the back is removed.

Off the record 815pm

8:19 pm back on the record, Mr Callaghan wanted to discuss some other options with his client. The board wanted to see more green, Mr Callaghan stated they suggest a T in the back with greenery

Mr Callaghan stated they will amend the plans to show shrubbery on all the plans.

Public portion 8:26pm

William Advena 209 N Portland Ave- has 2 concerns, house very close together, what about fire walls. Chairman Cooke stated that all those issues need to be addressed to the Building & code office. The other is that he supports the idea of taking care of your property.

Public portion closes 8:28pm

Mr Hurelss report dated 7/19/16 concerns 2 spaces for parking required they offer one.

Shrub requirement is met but will have to relocate some of them. The exterior treatment will be brought down to ground level and have trim board or a stucco base on it. This will be placed as a condition either option as well.

Mr Loza stated they can put fire coded siding – he will check with Fire Department.

Motion was made to approve by Roman Zabihach and seconded by Marie McQueen

Vote taken:

Mike Weisen- yes its hard to save people on the application but did a good job with the plan.

Comm . Landgraf- it's a small lot, it is going to give more with the grass are in the back, off street parking, less storm water run off.

Jay Cooke- yes upgrade to the existing property.

Roman Zabihach –yes. It's a FEMA app not much you can do with it.

Tom McAdam- yes did the best with the compromises.

Lorraine Sallata- yes it's a hardship application and glad to see we worked out compromises.

Dan Smith III- yes good job even though had several restraints on the application.  
7 yes/ 0 no's . Motion carries

Commissioner Landgraf and Mike Weisen not permitted to vote on D variances so they excuse themselves.

Robert Falciani- 304 N Somerset Ave, blk, 213, lot 17. D variance. Represented by Brian Callaghan. Mr Falciani tear down and rebuild so asking for a c variance. But he is renovating so they want to raise , so that will also be a d variance.

Peter Weiss, Jr & Tom Daiz sworn in

Mr Weiss states that all the mechanicals are going to be raised up, outside will have new siding, they will bring the exterior to the ground floor, probably stucco. Upgrade the home built in 1920. No negative impact.

They are seeking , lot size, lot area, lot width and nonconforming setbacks.

Public portion opens at 8:51pm

Closes at 8:51 pm

Mr Hurless report 7/716, it's an existing duplex, they want to raise and expand it . A condition of the application will be parking will be underneath with storage for his collectible cars. The applicant agrees to all the conditions

Motion was made to approve by Tom McAdam and seconded by Roman Zabihach. Vote taken:

Jay Cooke – yes the variance was triggered from the expansion of the 2<sup>nd</sup> floor height being raised.

Roman Zabihach – yes, FEMA triggered variances

Tom McAdam- yes is an improvement to a 100 yr old home.

Lorraine Sallata- yes initial expansion was a concern but the relief they are seeking is minimal.

Dan Smith III- yes one variance is based on something that already exists and the other is due to the lifting of the home.

Leonard Mordell- yes- D variance already exists and the other variance is due to lifting the home.

Marie McQueen- yes in favor, house will look even better when this is all done

7 yes/ 0 no's motion carries.

Sue Capille- 127 N Harvard Ave, blk 161, lot 14. Requesting a D variance. General contractor Ash Aziz from LBI maintenance 7A general contractors. Application here due to FEMA . They wish to add a third floor on, she is side by side but her neighbor does not want to lift their home so she is going to add a third floor and move everything up to 2<sup>nd</sup> & 3<sup>rd</sup> floor leaving bottom floor now open and empty. She is going from 3 bedroom, 2 baths to 2 bedrooms and 2 ½ baths with larger closet space.

Bottom level will be all concrete, brick, steel beams. Install flood vents.

Public portion opens at 9:06pm Closes at 9:06 pm

Mr Hurless report 6/30/16. Landscaping they cant meet 25% total yard coverage . finished elevation allowed is 27 ft, they propose 27.5 ft.

Motion was made to approve by Roman Zabihach and seconded by Tom McAdam. Vote taken:

Jay Cooke- yes seems this kind of application attempt to comply with landscaping ordinance sometimes you just can't do it.

Roman Zabihach- yes ingenious way to do the project.

Tom McAdam- yes- made lemonade out of lemons

Lorraine Sallata- yes good plan with what they have to work with.

Dan Smith III- yes thank you for staying in Ventnor and upgrading your home.

Leonard Mordell—yes good thinking out of the box.

Marie McQueen- yes all the reasons stated above.

7 yes/0 no's. motion carries.

**New Business: Chairman Cooke talked to the board members about attendance.**

**Secretary needs to know well in advance if they are or are not attending the meeting.**

**So from now on the secretary will email all the board members 7 days before each meeting, then all board members need to respond at least 3 days before the meeting to the secretary yes or no that they are or are not attending.**

Motion was made to adjourn meeting by Lorraine Sallata and seconded by Leonard Mordell.