

**Ventnor City Planning Board  
April 13, 2016, 6:30p.m.  
6201 Atlantic Ave**

1. Roll Call

Absent

Mayor Bagnell  
Tom McAdam

Present

Comm. Sarno  
David Holtzman  
Capt. Culbertson  
Dan Smith IV  
Lorraine Sallata  
Marie McQueen  
Jay Cooke  
Greg Maiuro  
Leonard Mordell  
Dan Smith III  
Roman Zabihach

Professionals:

Stan Bergman Jr  
Craig Hurless

2. Adoption of March 2016 minutes- Motion was made by Roman Zabihach and seconded by Greg Maiuro.

3. Adoption of Resolutions: NONE

4. Applications:

Jada Alcoba-6509 Winchester Ave, Blk. 173, Lot 1, requesting a CNC. The application that was included showed correspondence showing that it had to water/sewer bills, tax bill etc. All the evidence showed that it was a duplex. A motion was made to approve application by Greg Maiuro and seconded by Roman Zabihach.

Public portion opens at 6:41pm closes at 6:41pm

Roll call take:

Comm. Sarno- yes it has been billed and taxed as a duplex all these years cant' see why it wouldn't be now.

Capt. Culbertson- he feels the same as Comm. Sarno

Jay Cooke- yes the testing date and all paperwork show that it was in deed a duplex.

Roman Zabihach- yes packet proves it was a duplex

David Holtzman- yes, it shoes two utility bills for all these years.

Lorraine Sallata- yes she has personal knowledge of this particular home and knows it to always be a duplex.

Greg Maiuro- yes it's been a duplex forever

Motion carried, 7 yes/ 0 no's

James & Catherine Cummings- 210 N Suffolk Ave, blk. 200, Lot 36, requesting a C variance. With Mrs. Cummings was Rami Nassar, from Schaeffer, Nassar & Scheidegg, an engineering firm in MaysLanding NJ, he is licensed in NJ. They have been living in the home for 45yrs and want to raise their home 6 ft. and then accommodate a 2 car garage underneath.

Public portion opens at 6:52pm- Closes at 6:52 pm

Engineer's report dated March 7, 2016 stated some concerns that should be made part of the conditions of approval. Once of those was the landscaping plan, it was recommended that it be placed on the final plans to be approved. The other was the lower area of the building once it is raised. What type of material will be used? They stated a stucco/concrete finish material. This will also be part of the conditional approval. Applicant agreed.

Motion was placed to approve application with 12 variances by Greg Maiuro and seconded by Maria McQueen.

Roll Call vote taken:

Comm. Sarno- yes he feels nice project but understands the REAM\$\$ and he personally has a problem with the landscaping restrictions we place on the property owner since REAM does not cover any landscaping costs.

Capt. Culbertson- yes it is a tight street and applauds off street parking

Jay Cooke- yes a lot of wins for the area, off street parking is a benefit

Roman Zabihach- yes understands the strict FEMA regulations and applauds the property owner.

David Holtzman- yes agrees with the project and wishes success.

Lorraine Sallata- yes she appreciates applicant working with the board on the landscape matter, this is a very important piece of the puzzle when raising your homes to make the neighborhood look as nice as possible.

Greg Maiuro- yes understands it's a hardship on a small lot- but they are address some issues with parking underneath.

Motion carried, 7 yes/0 no's

Application-

Brian Howard, 5706 Edgewater Ave, Blk. 150, Lot 5 & 5.01. Requesting a C variance. It's a duplex and they are requesting raising the entire duplex. Mr. Rami Nassar was also there to assist the applicant. Mr. Nassar present to assist the applicant, again he is a licensed engineer, office is in Mayslanding, NJ, he stated that since this property is half over the water, they are using a different type of pile driver and the process is different so that to not be as bad with the noise or vibration on the neighbors.

Board engineer report dated March 9, 2016. Mr. Hurless asks the applicant to clean up some small housekeeping matters and place this as a conditional approval on the plans also of course was the exterior of the bottom part once the duplexes are raised the material they will be using. A stone finish they will use. This will also be placed on the plans as a conditional approval. Applicant agreed.

Lorraine Sallata stated that she thought the curb cut request was excessive to the right (this neighbor won't have any room).

Greg Maiuro agreed that 31 foot curb cut is excessive. Applicant stated that they could go to 26 foot curb cut without hindering their off street parking situation.

Motion was made to approve application by Roman Zabihach and seconded by David Holtzman

Roll call vote taken:

Comm. Sarno –yes understand not much you can do with the piling situation. Nice to see they are trying for an alternative with the noise.

Capt. Culbertson- yes same as Commissioner Sarno

Jay Cooke- yes the positive outweigh the negative and they are attempting to conform to the master plan. Mr. Cooke reminded them that all CAFRA Regs. must be adhered to. Application understands.

Roman Zabihach- yes glad to see compromise with the curb cut, it will be improvement to the neighborhood.

David Holtzman- yes in favor of the project- good investment

Lorraine Sallata- yes, the changes are going to positive to the area

Greg Maiuro- yes good compromise and a good plan for the neighborhood.

Motion carried. 7 yes/0 no's

Applicant:

6110 Calvert Ave- Victor & Deanna Frankel, blk. 157, Lot 19, requesting a C Variance.. Represented by George Miller, Jr. Mr. Miller has stated that he meet with the neighbor, Mr. Greer Gaskill in regards to his concerns about the generator being on his side of the home. They reached an agreeable arrangement, the application is going to move the generator to the complete other side of the home so Mr. Gaskill will not be affected at all. In fact Mr. Frankel owns another property next to the property in question, so the generator will be between his two properties and the location has no windows on this side. There really is no negative impact to the neighborhood.

Jon Barnhart was present on behalf of the applicant, stated that the generator they are speaking about is a medical necessity for Mr. Frankel's child. It will be a concrete slab with the generator on it.

Mr. Barnhart stated that technically this could be considered a hardship variance.

Public portion opens 7:43pm:

Mr. Michael Learn speaks he is representing Mr. Greer Gaskill- Mr. Gaskill objected originally to the location of the generator but since meeting with Mr. Miller & Mr. Barnhart and speaking to the applicant, they are happy with the resolution and appreciate them working with his client, Mr. Gaskill, they now support the application.

Public Portion closes 7:45pm.

Mr. Hurless's report dated Feb 1, 2016 addressed the 7 variances plus lot coverage, landscaping ordinance. These all need to be placed on as a condition as well as Page 4 of his review report.

Also Board attorney Bergman wanted to make it clear that the Board is not taking any position on the "possible" noise that might come from the generator. There is a noise decibel ordinance that the applicant must abide to.

Motion was made to approve by Roman Zabihach and seconded by Leonard Mordell.

Roll Call taken:

Commissioner Sarno- yes the generator is necessary

Capt. Culbertson- yes the necessity outweighs the technical impact.

Jay Cooke- yes – it's a personnel hardship and they did compromise with the neighbor's concerns.

Roman Zabihach- yes all the reason's above

David Holtzman- yes it's a hardship so this is the best option

Lorraine Sallata- yes medical necessity, lot coverage is an issue with me.

Greg Maiuro- yes compromise with the neighbors.

7 yes/ 0 no's

Applicant:

Peter & Patricia Pagano, Jr- 223 N Surrey Ave, Blk. 169, Lot 15. Requesting a C Variance. Represented by John Scott Abbott.

The removal and replacing of a private home. Same foot print just replacing current home to now be a 3 story home on the water. Mr. Abbott shown several color renderings, also the DEP permit.

Public portions opens at 8:19 pm

Patricia Cahill- 204 N Surrey Ave. This "mcmansion" as she stated being built will look nicer than current home but will over shadow my entire home and decrease the value of her home.

Sally Luacus- 231 N Surrey. Street floods all the time, would like to see a nice home there, it needs to be replaced.

Peter Tocco- 225 N Surrey Ave. In favor of the project, it will be a nice addition to the neighborhood.

Public portion closes 8:30pm.

A motion was made to approve application conditionally as long as all items in Mr. Hurless's letter dated Feb1, 2016 are adhered to and addressed by Roman Zabihach and seconded by Marie McQueen.

Roll call vote taken:

Commissioner Sarno- abstained from the vote

Capt. Culbertson- yes great project.

Jay Cooke- yes it's a lengthy project, applicant is working with everyone. Working with the master plan. It's a waterfront property so excited to see development in that area.

Roman Zabihach- yes, it's an improvement to the area. It will be an improvement.

David Holtzman- yes- all positive ideas, its replacing an eye sore.

Lorraine Sallata- yes it's going to be a lovely home when done.

Greg Maiuro- yes it's an asset to the neighborhood once It's built.

Motion carries,

7 yes/0 no's

Applicant 135 N Surrey Ave, Blk. 149, lot 4, requesting a C variance & D Variance.

Represented by Scott Abbott. Requesting to build a 3 story home with parking underneath.

Public portion opens 8:50pm. No one speaks. Public Portion closes, 8:50pm

Mr. Hurless asks applicant to address the treatment on the lower part of the home once it is raised. Mr. Abbott states it will be a brick treatment.

D Variance is the first vote taken"

Jay Cooke- yes the shape of the roof , the pitch is taken out, he says since there are no neighbors involved he is ok with the application.

Roman Zabihach- yes for the same reasons

David Holtzman- yes it's a good process

Lorraine Sallata- yes but would have like to see this application not as tall.

Greg Mauro –yes understands it's an undersized lot

Dan Smith III- yes it's a great job

Leonard Mordell- yes absolutely did a great job with the project

Motion carries for the D variance, 7 yes/ 0 no's

The C Variance- vote taken

Jay Cooke- yes the applicant made every attempt to conform – it's a pre-existing structure.

Roman Zabihach yes- improvement to the neighborhood

David Holtzman - yes it's the same foot print

Lorraine Sallata- yes the applicant is doing a lot with a little piece of property & building

Greg Mauro- yes undersized lot but will be an asset to the neighborhood.

Dan Smith III- yes no negative impact on the area.

Leonard Mordell- yes for all reasons stated above.

Motion carries, 7 yes/ 0 no's

Board member asked about specific properties in Ventnor. If they know that certain things were granted to a specific property at the board meeting, and the resident has done OTHER things to the property, what recourse do they have?

Board chairman wants a letter drafted to the Building & Code officer in regards to something a board member saw and he stated he knows it was not approved at a specific meeting.

A motion was made to adjourn meeting by Greg Mauro and seconded by David Holtzman. Meeting adjourn.