

Ventnor City Planning Board

Minutes

April 10, 2019, 6:30pm

6201 Atlantic Avenue, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Mike Wiesen
Jay Cooke
Tom McAdam
Roman Zabihach
Dan Smith III
Peter Tocco
Greer Gaskill
Wendy Bartlett

Absent

Tom Halpin
Lorraine Sallata
Leonard Mordell
Tim Koob

Professionals

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer, Professional Planner
Carmella Malfara, Board secretary

Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof and pursuant to the New Jersey State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and procedure which to follows.

3. Minutes

Motion to adopt March 25, 2019 minutes was made by Tom McAdam and second by Peter Tocco and were unanimously approved.

4. Resolutions

Motion to adopt the following resolutions was made by Tom McAdam and second by Roman Zabihach and were unanimously approved, with the exception of Commissioner Landgraf who had to abstain from P – 15 – 2019.

P – 13 – 2019 – Mitchell & Teri Gevinson – 114 S Portland Ave.

P – 14 – 2019 – Paul & Reva Gajer – 109 S Richards Ave.

P – 15 – 2019 – Haneef Bharoocha – 7305 Ventnor Ave.

5. Applications

**James & Barbara Bovaso – 6115 Ventnor Ave, Block 11/, Lot 4, located in R – 1 zone. The applicant is seeking C variances for front yard setback. The applicant proposes to enclose a new deck.

James & Barbara Bovaso, property owners, 6115 Ventnor Ave, are sworn in.

Mr. McLarnon, Board Engineer, Professional Planner, is sworn in and reads his review dated 4/8/2019, which is attached.

Mr. McLarnon, identifies an additional variance for lot coverage.

Mr. McAdam inquires as to the decks being complete.

Mr. Bovaso, property owner, presents the application, gives a brief history of the property and the need for the enclosed decks.

Mr. Cooke inquires as to the plans submitted to the Building department showing the enclosure.

Mr. Bovaso states that the enclosure was not on the original plans.

Mr. Cooke inquires as to the permits approvals.

Mr. Bovaso states that a permit for the decks was approved.

Commissioner Landgraf inquires as to the reason the decks were enclosed.

Mr. McLarnon clarifies that a solid structure will increase lot coverage.

Open to the public.

Public portion closes.

Mr. Wiesen inquires as to the renovation of the property.

Mrs. Bovaso, property owner, gives testimony as to the new structure and the hardship of removing the deck.

Mr. McAdam inquires as to the age of the property.

Mr. McLarnon speaks of any detriment to the neighborhood.

Commissioner Landgraf inquires as to the materials being used for the exterior of the new structure.

Mr. Smith III inquires as to the materials matching the existing structure.

Mr. Bovaso states he will use plaster that will match the existing structure and will also use lattice.

Mr. Cooke inquires as to the enclosure being heated.

Mr. Cooke recommends using stucco for the exterior.

Mr. inquires as to the foundation of the structure.

Commissioner Landgraf is not in favor of using lattice.

Mr. Tocco suggests using only stucco.

Mr. McLarnon recommends using stucco with lattice and adding additional landscaping around the structure.

Mr. Bovaso agrees.

Mr. Cooke suggests a landscape plan be submitted.

Mr. McLarnon inquires as to an access panel.

Mr. Gaskill inquires as to the awning.

Commissioner Landgraf would like revised plans to include the awning.

Mr. Manos inquires as to the pool.

Mr. Cooke needs clarification on the awning.

Mr. Manos reviews the C variances for front yard setback, lot coverage with conditions whereas revised plans are required.

Motion to approve the C variances for front yard setback, lot coverage with conditions whereas revised plans are required was made by Tom McAdam and second by Roman Zabihach. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Dan smith III and Peter Tocco. Nays; None.

Commissioner Landgraf and Mike Wiesen recuses themselves.

**Ventnor Memory Park/Esther, Joseph & Scipio memorial Charity Foundation, Inc – 5004 – 5010 Ventnor Ave – Block 50, Lots 13 – 16, located in the Commercial Mixed Use District zone. The applicant is seeking preliminary and final site plan approval. Richard DeLucry Esq. is representing the applicant. The applicant proposes to construct a recreational park and open space.

Jay Sciuлло, Licensed Engineer, in the State of New Jersey, is sworn in.

Todd Miller, Licensed Architect, in the State of New Jersey, is sworn in.

Paula DeLuca, property owner, 110 N Derby Ave, Ventnor N.J is sworn in.

Joseph Deluca, on behalf of the applicant is sworn in.

Josh Nemath, on behalf of the applicant is sworn in.

Mr. McLarnon, Board Engineer, Professional Planner, reads his review dated 4/8/2019, which is attached.

Richard DeLucry, Attorney for the applicant, presents the application.

Jay Sciuлло, Licensed Engineer, reviews the site plan.

Mr. McLarnon would like clarification regarding drainage and run off.

Mr. McLarnon recommends replacing the gutters.

Mr. Cooke inquires as to the run off.

Todd Miller, Licensed Architect, presents the design.

Mr. Cooke inquires as to previous approvals.

Mr. McLarnon inquires as to the shed being used as a restroom.

Mr. Miller states it will not be used as a restroom.

Mr. McLarnon would clarification as to the park being used as a dog park.

Mr. Miller states the park will not be used as a dog park.

Mr. DeLucry informs the Board of the signage that will be used.

Mr. Cooke would like a signage plan as a condition of approval.

Ms. Deluca explains the proposed fencing and locking system.

Mr. McAdam inquires as to the visibility of the park from the street.

Mr. McLarnon would like the maintenance responsibilities on revised plans.

Mr. Cooke inquires as to who will be maintaining the park.

Mr. Cooke inquires as to the cities responsibility for maintenance.

Ms. Deluca informs the Board that the park will be professionally maintained.

Mr. Smith III inquires as to access into the park and lighting.

Mr. Manos inquires as to the signage needing a variance.

Mr. McLarnon states the signage does not require a variance.

Public portion opens.

Public portion closes.

Mr. Manos reviews all previous approvals, preliminary and final site plan approval with all waivers and conditions set forth in Mr. McLarnon's report which revised plans are required.

Motion to approve, preliminary and final site plan approval with all waivers and conditions set forth in Mr. McLarnon's report which revised plans are required was made by Tom McAdam and second by Roman Zabihach. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Tom

McAdam, Roman Zabihach, Dan Smith III, Peter Tocco, Greer Gaskill and Wendy Bartlett.
Nays; None.

There being no further business, the motion to adjourn was made by Tom McAdam and second by Roman Zabihach.

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary

[..\ENGINEERS REPORTS 2019\040819 rdm ventnor planning Board engineering planning report 6115 Ventnor Avenue.pdf](#)

[..\ENGINEERS REPORTS 2019\040819 rdm ventnor planning engineering report 504-5010 Ventnor Avenue Site Plan \(003\).pdf](#)

