

## Ventnor City Planning Board

### Minutes

April 11, 2018, 6:30 pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Jay Cooke called the meeting to order at 6:38pm.

#### 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 meetings. He also advised the Board on the intent of the meeting and procedure which to follow.

1. Flag Salute
2. Roll Call

#### Present

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

#### Absent

Lorraine Sallata  
Tom Halpin

#### Professionals

Leo Manos Esq., Board Solicitor  
Roger McLarnon, Board Engineer; Planner  
Carmella Malfara, Board Administrator

### 3. Minutes

Motion was made to adopt March 26, 2018 minutes, by Roman Zabihach and second by Leonard Mordell and were unanimously approved.

### 4. Resolutions

None

### 5. Applications

\*\* Greg Aulicino – 112 N Somerset Ave, Block 153, Lot 25.01, located in an R-4 zone. The applicant is requesting a minor subdivision with a C variance. The applicant seeks variance relief from Ventnor City's Land Use Requirements for one C variance to be able to sub divide the existing parcel of vacant land which is 62.5ft X 80ft into two separate parcels which will be equal sized at 31.25 X 80ft. This application is a continuance from the March 14, 2018 meeting.

Greg Aulicino, property owner, is sworn in and gives a brief history of the property and discusses the need for the subdivision.

Open to the Board

Mr. Wiesen inquires as to the applicant purchasing neighboring properties.

Mr. McAdam inquires as to the subdivision improving the neighborhood.

Mr. Tocco inquires as to the location of the undersized lots in the neighborhood.

Pasqual Aulicino, property owner is sworn in, and gives testimony for the subdivision.

Commissioner Landgraf explains The Municipal Land Use law.

Commissioner Landgraf inquires as duplex's being a permitted use in the R-4 zone.

Mr. Aulicino sees no negative impact on the neighborhood.

Public portion opens at 7:01pm.

Public portion closes at 7:01pm.

Mr. Manos reviews the minor subdivision with a C variance.

Motion to approve a minor subdivision with C variance was made by Roman Zabihach and second by Peter Tocco. The motion was unanimously denied, seven in the negative and zero in the affirmative. Nays; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Dan Smith III and Peter Tocco. Ayes – None.

Commissioner Landgraf and Mike Wiesen recuse themselves from this application.

\*\* Larry & Donna Grossman – 22 S Nashville Ave – Block 51, Lot 23, located in an R -7 zone. Requesting D variance for principle building height and C variances for front yard setback (1<sup>st</sup> floor deck), Front yard setback (2<sup>nd</sup> floor deck), front yard setback (3<sup>rd</sup> floor deck), principle roof eave height, Dormer projection (right & left side), dormer setback from front setback line (right & left side), curb cut and mechanical (a/c unit) setback, mechanical (generator) setback. The applicant proposes to construct a new single family dwelling on a vacant lot. The applicant is being represented by Brain Callaghan Esq..

Brian Callaghan, Attorney for the applicant, presents the application.

Larry and Donna Grossman, property owners, are sworn in.

Jon Barnhart, Licensed Engineer in the State of New Jersey, is sworn in and explains the design.

Mr. McLarnon, Board Engineer, reads his review dated April 8<sup>th</sup> 2018 and addresses the total number of variances.

Mr. Callaghan states that the mechanical equipment will be moved to a different location and the mechanical variances will not be needed.

The mechanical variances are removed.

Mr. McAdam inquires as to new construction in the neighborhood.

Mr. McAdam inquires as to where the mechanicals will be moved.

Mr. Cooke inquires as to when the original home was demolished.

Mr. Zabihach expresses his concerns as to the number of variances.

Mr. Tocco inquires as to a redesign of the dwelling.

Mr. Cooke inquires as to the square footage of the 3<sup>rd</sup> floor loft area.  
Mr. McAdam inquires as to submitting new plans.

Mr. Koob inquires as to landscaping.

Public portion opens at 7:30.  
Public portion closes at 7:30.

After a brief discussion with the applicants, Mr. Callaghan asks for a continuance so that new plans may be submitted to address the amount of variances.

A continuance is granted.

Mr. Manos makes the formal announcement that the applicant will not have to renotice and they will appear in front of the Board on May 9, 2018.

Commissioner Landgraf returns to the dais.

#### Other Business

Jim Rutala, from Rutala Associates, gives a brief update to The Northeast Ventnor Redevelopment Area.

Mr. McLarnon suggests adding outdoor sitting to the resolution.

Motion was made to recommend to the Governing Body outdoor seating in the Northeast Ventnor Redevelopment Area Commercial Mixed Use area and was unanimously approved, with the exception of Commissioner Landgraf who had to abstain.

There being no further business, the motion to adjourn was made by Commissioner Landgraf and seconded by Leonard Mordell.

Full meeting available on audio  
Respectfully submitted  
Carmella Malfara  
Planning Board Secretary

