

# Ventnor City Planning Board

## Minutes

December 14, 2016

6201 Atlantic Ave Ventnor, NJ 08406

Chairman Jay Cooke called the meeting to order at 6:40pm

1. Flag Salute
2. Roll Call

### Present

Commissioner Landgraf  
Mike Weisen  
Tom McAdam  
Jay Cooke  
Roman Zabihach  
Dan Smith III  
Leonard Mordell  
Tim Koob

### Absent

Lorraine Sallata  
Marie McQueen  
Dan Smith IV  
Peter Tocco  
Captain Culbertson

### Professionals

Stan Bergman Esq.  
Craig Hurless Board Engineer

3. Adoption of November 28, 2016 meeting minutes. Motion made for approval by Tom McAdam and 2<sup>nd</sup> by Roman Zabihach, and unanimously approved.
4. Adoption of Resolutions were unanimously approved.  
P59-2016-Steven Eisenberg- 108 S Melbourne Ave, Block 40, Lot 11. Requesting C Variances.  
P60-2016-Bonnie Zurawski- 806 N Cambridge Ave, Block 386, Lot 13. Requesting C Variances.  
P61-2016- Subash Chakraborty- 131 N Neewport Ave, Block 169, Lot 27. Requesting C variances.
5. Adoption of Master Plan:  
Jim Rutala gave a brief discussion and thanked all members of the board, professionals and residents who gave their time and effort in making the Master Plan a great improvement for the City of Ventnor.

Commissioner Landgraf, Chairman Cooke, The Professionals and all Board Members commended Jim Rutala on a job well done.

Vote Taken: 8 Affirmatives and 0 Nays, unanimously approved.

Jay Cooke Chairman of the Board took the opportunity to extend his sincere gratitude to all the board members, professionals and secretaries. One year ago this board did not exist. Due to the reorganization of the boards The Planning and Zoning Boards are now one. The new board worked together without missing a beat. With the help of our new leadership we now have double sessions, so that we may help the residents of Ventnor rebuild their community. Mr. Cooke thanked the members for all their hard work and dedication.

6. Application:

\*\*Dawn Grasso-5303 Ventnor Ave, Block 102, Lot 2 in an R-7 zone .Represented by Brian Callaghan Esq. Requesting C Variances for relief for projection into front yard, projection into side yard (stairs) front pool setback, lot coverage and landscaping.

Mr. Callaghan, attorney for the applicant, explains the application. The applicant is proposing to build a swimming pool spa in the front of the dwelling fronting Victoria Ave. The applicant is proposing to construct a first story deck surrounding the proposed pool. The proposed deck will have a proposed setback of 0.5 feet whereas a minimum setback of 7 feet is required. Mrs. Grasso is proposing to build stairs on the side of the dwelling. The stairs will have a proposed setback of 2.1 feet whereas a minimum setback of 4 feet is required. Mrs. Grasso is proposing a lot coverage of 79% whereas a maximum lot coverage of 75%. The applicant is proposing a total landscaped are of 62 8.5 square feet whereas 754.4 square feet is required.

Andrew Bechtold, licensed Architect in New Jersey is sworn in and is accepted as an expert; he gives his testimony regarding 5303 Ventnor Ave.

Dawn Grasso, homeowner is sworn in and gives testimony as to why the pool is medically Necessary.

Mr. Callaghan opens discussion to the board.

Board members voiced concern over fencing and landscaping. The board made suggestions and Mrs. Grasso agreed to comply.

Public portion open at 7:06

James Colainni-5307 Ventnor Ave, is sworn in and gives testimony. He states he lives across the street from the applicant and that Mrs. Grasso plans will make a great

improvement to the neighborhood. It will encourage others to look into our neighborhood.

Public portion closes at 7:07

Mr. Hurless summarizes his review.

Mr. Bergman reviews the C variances and revised plans are required.

Motion to approve made by Roman Zabihach and 2<sup>nd</sup> by Leonard Mordell.

The motion was approved, seven in the affirmative and zero in the negative. Mr. Weisen recuses himself. Ayes: Commissioner Landgraf, Tom McAdam, Roman Zabihach, Dan Smith III, Leonard Mordell, Tim Koob and Jay Cooke. Nays-none.

\*\* Gary Tavella-6301 Ventnor Ave, Block 120, Lot 1 in an R-7 zone. Requesting a minor subdivision proposing two lots and C Variances relief. Represented by Brian Callaghan Esq.

Mr. Callaghan attorney, for the applicant, explains the application. Mr. Callaghan explains that the said property known as 6301 Ventnor Ave is a vacant lot. The applicant is proposing to subdivide the property to create 2 new lots. The applicant proposes a lot depth of 50ft for both lots whereas a minimum of 62.5ft is required. On lot A the applicant proposes to construct a new dwelling with frontage on Ventnor Ave. front yard setback (bay window), Front yard setback (porch), front yard setback (HVAC), projection into front yard (steps), side yard setback (bay Window), rear yard setback ( principal building), rear yard setback ( HVAC), projection into rear yard (deck), and parking space size( not required). Variances for projection into front yard (deck and steps), roof slope envelope and building coverage are also required.

Mr. Bergman swears in Craig Dothe licensed Architect in New Jersey and is accepted as a Expert: he gives his testimony and explains the proposal.

Gary Tavella 6116 Calvert Ave is sworn in as well as Mr. Mangrone of 2335 S. 12 Street Philadelphia Pa. Owners of the property.

Public portion opens at 7:44

Neighbor from 6303 Ventnor Ave states his concerns about the proposed project. He feels that the new dwelling will create a lot noise and block sunlight. He also feel that this will cause parking issues.

Wayne Coleman 604 N Somerset Ave is representing the church across the street has the same concerns about the parking.

Public portion closes at 8:05

Craig Hurless gives his summary of his review.

Mr. Bergman reviews the C variances and minor subdivision.

Motion to approve the C variances and subdivision made by Roman Zabihach and 2<sup>nd</sup> Jay Cooke. Motion was approved, eight in the affirmative and none in the negative. Ayes: Commissioner Landgraf, Mike Weisen, Tom McAdam, Roman Zabihach, Dan Smith III, Leonard Mordell, Tim Koob, and Jay Cooke. Nays- None.

\*\* Craig Mordes-118 N Martindale Ave, Block 193, Lot 10 located in an R-4 zone. Requesting C Variances for front yard setback (porch), projection into front yard ( deck), projection into front yard setback (steps), Side yard setback and rear yard setback. Represented by Brian Callaghan Esq.

Mr. Callaghan, Attorney for the applicant, explains the application. He states that this a simple house raise due to Super Storm Sandy. The home is a single family dwelling which will be raised to conform with current FEMA requirements and provide parking under the structure in a garage and driveway. The applicant is proposing to construct a new first story deck and stairs on the front of the dwelling as well as the rear.

Craig Mordes 118 N Martindale Ave is sworn in by Stanley Bergman Esq. Greg Baker licensed Architect in New Jersey, is sworn in by Stanley Bergman Esq and is accepted as an expert; he gives his testimony.

Public portion opens at 8:31

Public portion closes at 8:31

Craig Hurless summarizes his review.

Mr. Bergman reviews the C variances relief.

Motion to approve made by Roman Zabihach and 2<sup>nd</sup> by Tom Mcadam. Motion was approved, seven in the affirmative and none in the negative. Dan Smith recuses himself. Ayes; Commissioner Landgraf, Mike Weisen, Tom Mcadam, Roman Zabihach, Leonard Mordell, Tim Koob and Jay Cooke. Nays – none.

\*\*Marc Feldman- 910 N Harvard Ave, Block 317, Lot 20 located in an R-2 zone. Requesting C Variances and a minor sub division. Represented by Michael Malinsky Esq.

Mr. Malinsky attorney for applicant explains the application. He states that the applicant proposes to demolish the one story dwelling and concrete slab and create 2 new vacant lots (A & B). The applicant requests a variance for lot depth on proposed lot B.

Jon Barnhart licensed Engineer in New Jersey, is sworn in by Stanley Bergman Esq. and is accepted as an expert; he gives a brief review of the proposed sub division.

Marc Feldman MD 910 N Harvard Ave is sworn in by Stanley Bergman Esq. Dr. Feldman states that the lot is just too big to build on.

Public portion opens at 8:42.

Public portion closes at 8:42.

Craig Hurless summarizes his review.

Mr. Bergman reviews the C variance relief and minor sub division. Applicant agrees to all conditions set for by Mr. Hurless.

Motion to approve made by Tom McAdam and 2<sup>nd</sup> by Roman Zabihach. Motion was approved seven in the affirmative and none in the negative. Mr. Cooke recuses himself. Ayes; Commissioner Landgraf, Mike Weisen, Tom McAdam, Roman Zabihach, Leonard Mordell, Tim Koob and Dan Smith III. Nays- none.

Motion to adjourn made by Roman Zabiach and 2<sup>nd</sup> by Mike Weisen at 8:54.