

Ventnor City Planning Board

Minutes

June 26, 2017

Chairman Jay Cooke called the meeting to order at 6:34pm

1. Roll Call
2. Flag Salute

Present

Jay Cooke
Tom McAdam
Roman Zabihach
Lorraine Sallata
Marie McQueen
Dan Smith III
Leonard Mordell
Peter Tocco

Absent

Commissioner Landgraf
Captain Culbertson
Mike Wiesen
Dan Smith IV
Tim Koob

Professionals

Leo Manos Esq.
Roger McLarnon, Planning Board Engineer

3. Procedure

Chairman Jay 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 procedures which to follow.

4. Minutes

Motion was made to adopt June 14th, 2017 minutes by Tom McAdam and seconded by Lorraine Sallata.

5. Resolutions

Motion was made to adopt the following Resolution by Roman Zabihach and seconded by Leonard Mordell.

P-27-2017-Daniel & Gail Sherman-107 S. Washington Ave.

P-28-2017-Seth & Shari Young-10 S. Oxford Ave.

P-29-2017-Thomas Campbell-305 N. Derby Ave.

6. Applications

**Deborah Chernoff -6811 Monmouth Ave, Block 172, Lot 26, requesting C variances and D use variance, as well as a Certificate of Non-Conformity, represented by Brian Callaghan Esq. The applicant is applying for a Certificate of Non Conformity to maintain the property as a two- family dwelling. The applicant is also seeking C variances for, Front yard setback (Newark Ave) whereas 12ft is required minimum(per side) whereas 10ft is proposed, Front yard setback (Monmouth Ave-stairs) whereas 7ft is required minimum (5ft encroachment) per side and 4.8ft is proposed, to elevate an existing duplex which suffered damage from Super Storm Sandy.

Brian Callaghan, Attorney for the applicant presents the application for the Certificate of Non Conformity.

Deborah Chernoff, property owner, is sworn in and gives testimony. Ms. Chernoff states that the property has been in her family for years and has always been a duplex.

Mr. McLarnon states the application supplied sufficient documentation supporting the fact that the said property has always been a duplex.

Mr. Cooke asks for a motion to vote on the Certificate Of Non Conformity.

Motion to approve the Certificate of Non Conformity was made by Tom Mc Adam and second by Leonard Mordell. The motion was approved seven in the affirmative and zero in the negative. Ayes; Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen, Dan Smith III, Leonard Mordell, and Jay Cooke. Nays – None.

Mr. Callaghan, Attorney for the applicant, presents the application for the C and D variances.

Rami Nassir, Licensed Engineer in the State of New Jersey is sworn in and presents the design.

Mr. Callaghan would like Mr. Nassir to state the positive and negative criteria.

Mr. Nassir states that there is no negative criteria.

Mr. McLarnon inquires as to the height of the crawlspace and what it will be used for.

Mr. Nassir explains that it will be used for storage only.

Mr. Cooke inquires as to the grade of the crawlspace.

Mr. Mordell inquires as to the variances for front yard setback and front yard setbacks (stairs).

Mrs. McQueen inquires as to the grade level of the crawl space.

Mr. Zabihach inquires as to the height of the crawlspace.

Mr. Nassir states that the crawlspace will be 8ft but the ductwork will 6ft and will be storage only.

Open to the Board.

Public portion opens at 6:51pm.

Public portion closes at 6:51pm.

Mr. McLarnon, Board Engineer, summarizes his review dated June 23, 2017, and states his conditions for approval.

Mr. Cooke inquires as to the applicant accepting the conditions set forth in Mr. McLarnon's report.

Mr. Manos reviews the D "use "variance and the C variances for front yard setback and Front yard setback (stairs).

Motion to approve the C variances and D "use "variance was set forth by Tom McAdam and seconded by Marie McQueen. The motion was approved seven in the affirmative and zero in the negative. Ayes; Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen, Dan Smith III, Leonard Mordell and Jay Cooke. Nays – None.

** Ahamed Sikder- 8 N Newport Ave, Block 122, Lot 39. Requesting C variances and D " Use" variances. The applicant proposes to construct an addition on an existing Duplex. The applicant also proposes to relocate the existing duplex 20 feet toward the rear of the property line to provide parking. The applicant is seeking a D variance for for the expansion of a non-conforming use and C variances for lot width and side yard setback, building height, eave height, curb cut and parking.

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

Rami Nassir, Licensed Engineer in the state of New Jersey is sworn in and presents the Design. He states all the positive criteria.

Mr. Zabihach inquires as to parking underneath the garage.

Mrs. Sallata has concerns as the increasing the parking on Newport Ave.

Mr. Mordell inquires as to the number of bedrooms in each unit.

Mrs. McQueen recommends stackable parking.

Mr. Callaghan, on behalf of the applicant agrees to the stackable parking.

Mr. Cooke asks for amended plans for the parking.

The parking variance is removed.

Mr. Callaghan informs the Board that the applicant will agree to relocate the home 40ft toward the rear property line, in order to have 4 parking spots in front of the home.

Open to the Board.

Public portion open at 7:30pm.

Mr. Frank Gannon, 4-6 Newport Ave Ventnor N.J is sworn in and states his concerns as to The renovations. He would like to see new fencing.

Mr. Nassir assures Mr. Gannon any damages will be addressed.

Garret Marriazzo, 4-6 Newport Ave Ventnor N.J is sworn in and states his concerns as to the parking.

Mr. Gary Rothman 4-6 Newport Ave Ventnor N.J is sworn in and states his concerns as to asbestos siding being removed.

Mr. Nassir explains that there are certain ways that are safe to remove asbestos siding.

Mr. McLarnon requests that the driveway be relocated.

Mr. Nassir will try to relocate the stair in order to accommodate the parking.

Carol Rothman 4-6 N Newport Ave is sworn in and states her concerns as to the the vegetation that is growing behind the property.

Mr. Callaghan explains that grass will be placed in the rear of the property.

Mr. Zabihach inquires as to the length of the curb cut.

Mrs. McQueen inquires as to what shall be placed on the bottom half of the dwelling.

Mr. Callaghan informs the Board that the dwelling will be siding and stucco.

Mr. McLarnon Summarizes Mr. Hurless report dated February 27th, 2017.

The applicant agrees to address all issues and send in revised plans.

Mr. Manos reviews the D "Use" variance for Non-Conforming use and C variances for Lot width, side yard setback (principle structure), side yard (steps), building height, Eave, height, and curb cut and all conditions set forth by Mr. McLarnon.

The motion to approve the D "Use" variance for Non-Conforming use and C variances for lot width, side yard setback (principle structure), side yard (steps), building height, Eave, height, and curb cut and all conditions set forth by Mr. McLarnon. The motion was approved seven in the affirmative and zero in the negative. Ayes; Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen, Dan Smith III, Leonard Mordell, and Jay Cooke. Nays –None.

There being no further business, the motion to adjourn was made by Marie McQueen and seconded by Tom McAdam.

Respectfully submitted,

Carmella Malfara
Planning Board Secretary/ Administrator