

## Ventnor City Planning Board

### Meeting Minutes

March 8, 2017

Chairman Jay Cooke called the meeting to order at 6:39 pm.

1. Flag Salute
2. Roll Call

#### Present

Mike Weissen  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Dan Smith III  
Tim Koob  
Dan Smith IV

#### Absent

Commissioner Landgraf  
Lorriane Sallata  
Leonard Mordell  
Captain Culbertson  
Peter Tocco  
Marie McQueen

#### Professionals

Stanley L Bergman, Jr; Esq, Solicitor  
Craig Hurless, Planning Board Engineer

3. Minutes:  
Motion was made to adopt February 27,2017 minutes by Tom McAdam and seconded by Roman Zabihach.
4. Resolutions:  
Motion was made to adopt the following resolutions by Roman Zabihach and seconded by Tom McAdam.  
P-11-2017-Eleanor Falco-25 N Martindale Ave, Block 135, Lot 13.  
P-12-2017-5105 Winchester Bayfront LLC, 5105 Winchester Ave, Block 100, Lot12.
5. Applications:  
\*\* William Hickman-7 N New Haven Ave withdrew their application from the agenda.  
\*\* Regina & James Kocher-604 N Harvard Ave- Block 317, Lot 1.01, requesting C variance for lot coverage and to allow pavers to remain on lot. Applicant was previously granted variance approvals to construct a new two-story dwelling on April 15, 2015 in accordance with Resolution #Z-9 of 2015. The applicant added pavers which were not approved by the Board.

Scott Abbott is the attorney for the applicant and presents the application.

Regina Kocher applicant and homeowner, is sworn in and gives testimony and submits photos to the Board.

Chairman Cooke inquires as to the placement of the pavers as opposed to the grass.

Mrs. Kocher explains the placement of pavers.

Mr. Hurless Licensed Board Engineer, explains his review.

Public portion opens at 6:58pm

Public portion closes at 6:58pm

Seeing that there were no further comments from the Board, Mr. Bergman reviews the C variances for lot coverage and to allow pavers to remain.

Motion made to approve the C variance for lot coverage and pavers made by Roman Zabihach and seconded by Tim Koob. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Mike Weissen, Tom McAdam, Roman Zabihach, Dan Smith III, Dan Smith IV, Tim Koob, and Jay Cooke. Nays –None.

\*\*Marc Feldman- 910 N Harvard Ave, Block 317, Lot 1.01, requesting C variance for bulkhead height, applicant is requesting a height of 9.8 ft where as 9ft is required. The applicant was previously granted variances approval of minor subdivision to subdivide an existing lot into two new lots, along with a variance to allow a lot depth of 75ft for one lot where 80ft is required under the ordinance.

Mr. Cooke recuses himself due to the fact that his property is adjacent to applicant, as such Tom McAdam Vice Chairman takes his place.

Jon Barnhart licensed Engineer in the state of New Jersey, is sworn in and gives testimony.

Mr. McAdam inquires as to how much of the bulkhead will be 9.8ft.

Mr. Smith III inquires weather or not the proposed height was approved by the DEP?

Mr. Barnhart assures the Board that yes it was approved.

Mr. Hurless states that he did not do a formal review and states professional opinion.

Public portion opens at 7:16

Public portion opens at 7:16

Seeing that there were no further comments from the Board, Mr. Bergman reviews the C variances for bulkhead height.

Motion made to approve C variance for bulkhead height made by Roman Zabiach and seconded by Tom McAdam. The motion was approved, six in the affirmative and zero in the negative. Ayes; Mike Weissen, Tom Mcadam, Roman Zabiach, Dan Smith III, Dan Smith IV and Tim koob. Nays-None.