

Ventnor City Planning Board

Minutes

May 9, 2018, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

Present

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

Absent

Tom McAdam
Tom Halpin
Lorraine Sallata
Wendy Bartlett

Professionals

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer
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 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.

3. Minutes

Motion was made to adopt April 23, 2018 minutes, by Roman Zabihach and seconded by Leonard Mordell and were unanimously approved. With the exception of Commissioner Landgraf who abstained.

4. Resolutions

Motion to approve the following resolutions was made by Peter Tocco and seconded by Tim Koob and were unanimously approved.

P – 22 – 2018 – Andrew & David Langsam, 8 N Wyoming Ave.

P – 23 – 2018 – William Cundiff, 12 N Hillside Ave.

5. Applications

**Darlene Frajenberg – 715 N Derby Ave, Block 345, Lot 8 located in an R – 2 zone. The applicant is being represented by Brian Callaghan Esq. The applicant is seeking C variances relief for lot coverage and front yard setback for an existing non-compliant fence along the side yard which extends to the front yard and is greater than 4ft.

Darlene Frajenberg, property owner, is sworn in.

Jon Barnhart, 400 N Dover Ave, Atlantic City NJ, Licensed Engineer and Professional Planner in the State of N.J is sworn in.

Roger McLarnon, Professional Planner, Board Engineer is sworn in and reads his review dated May 6, 2018.

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

Mr. Barnhart, presents the design.

Mr. Zabihach inquires as to the area between the shower and pool being concrete and suggests putting in grass.

Mrs. Frajenberg, property owner, gives testimony.

Mr. Cooke suggests putting shrubs around the pool area.

Mr. Callaghan states that the applicant agrees to replace a section of concrete with grass.

Leonard Mordell inquires as to the applicant pulled permits.

Mr. Cooke inquires as to a landscaping plan and the amount of shrubbery.

Mr. Cooke inquires as to the length of the fence.

Mr. McLarnon informs the Board the fence does not cause a site issue.

Mr. Tocco inquires as to how the fence is measured.

Jerry Frajenberg, property owner is sworn in and explains how the fence was measured.

Commissioner Landgraf would like a sealed survey showing the height of the fence as a condition of approval.

Open to the public.

Public portion is closed.

Motion to approve C variance relief for front yard setback for fence and lot coverage with conditions was made Roman Zabihach and seconded by Dan Smith III. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Roman Zabihach, Dan Smith III, Leonard Mordell and Peter Tocco. Nays; None.

Commissioner Landgraf recuses himself due to a conflict of interest.

**Sherri Bogin – 3 S Cambridge Ave, Block 64, lot 9, located in an R – 1 zone. The applicant is being represented by Brian Callaghan Esq. The applicant is seeking C variance relief for building coverage. The applicant is proposing to add a second floor deck over top of an existing first floor deck. The deck will be fiber glass therefore counts as building coverage.

Sherri Bogin, property owner, is sworn in.

Christina Buendicho, 6601 Ventnor Ave, Licensed Architect in the State of N.J., is sworn in.

Mr. McLarnon, Professional Planner, Board Engineer, reads his review dated May 8, 2018.

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

Mrs. Buendicho, presents the design.

Mr. Cooke inquires as to the square footage.

Mr. Callaghan would like it on record that a neighbor, would like a condition of approval whereas the applicant will comply with Ventnor City's noise ordinance.

Ms. Bogin agrees to the conditions.

Open to the Board.

Mr. McLarnon, inquires as to any prior approvals.

Mr. Cooke inquires as to additional green space.

Open to public.

David Haas, property owner at 6 S Cambridge Ave, speaks in favor of the application with conditions that the applicant will comply with the noise Ordinance.

Bill Sill, property owner at 103 S Suffolk and on behalf of the St. Leonard's Tract Association, supports the application.

Public portion is closed.

Motion to approve C variance relief for building coverage was made by Peter Tocco and seconded by Peter Tocco. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Mike Wiesen, Jay Cooke, Roman Zabihach, Dan Smith III, Leonard Mordell, Peter Tocco and Tim Koob. Nays; None.

Mike Wiesen recuses himself.

**Larry & Donna Grossman – 22 S Nashville Ave, Block 51, Lot 23, located in an R – 7 zone. The applicant is being represented by Brian Callaghan Esq. The applicant is seeking a D variance for principle building height and C variances for front yard setback (1st floor deck), front yard setback (2nd floor deck) and principle roof eave height. This application is a continuance from April 11, 2018 meeting.

Larry and Donna Grossman, property owners are sworn in.

Jon Barnhart, 400 N Dover Ave, Atlantic City NJ, Licensed Engineer and Professional Planner in the State of N.J is sworn in.

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

Mr. McLarnon, Professional Planner, Board Engineer, reads his review dated May 6, 2018. He states that the applicant has reduced the number of variances.

Mr. Barnhart, presents the design.

Mr. McLarnon, needs conformation on the building height and roof eave height.

Open to the Board.

Open to the public.
Public portion closes.

Mr. Manos, reviews a D variance for principle building height and C variances for front yard setback (1st floor deck), front yard setback (2nd floor deck) and principle roof eave height.

Motion to approve D variance for principle building height and C variances for front yard setback (1st floor deck), front yard setback (2nd floor deck) and principle roof eave height with conditions was made by Roman Zabihach and second by Dan Smith III. The motion was unanimously approved, seven in the affirmative and zero in the negative, Ayes; Jay Cooke, Roman Zabihach, Dan Smith III, Leonard Mordell, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

Tim Koob recuses himself.

** North Beach Delvopment LLC – 5011 Ventnor Ave, Block 96, Lot 1, located in a Commercial Mixed zone. Represented by Scott Abbott Esq. The applicant is seeking a “D USE” variance and C variances for lot width on 7 of the properties, Lot width on proposed lot F, side yard setbacks, and lot coverage. The applicant proposes to subdivide 1 large vacant lot into 8 individual lots for presumably fee – simple ownership rights. The entire site is also located within the North End Redevelopment district. The entire site is proposed to have single family attached dwellings with rear fed parking access.

Jon Barnhart, 400 N Dover Ave, Atlantic City NJ, Licensed Engineer and Professional Planner in the State of N.J is sworn in.

Peter Weiss, Licensed Architect in the State of New Jersey, is sworn in.

Dan Ponzio, 400 N Dover Ave, Atlantic City, N.J 08406.

James Kelly, investor is sworn in.

Alex Linsk, 12 S Harvard Ave, Ventnor N.J is sworn in.

Mr. Abbott, Attorney for the applicant, presents the application.

Mr. McLarnon, Professional Planner, Board Engineer, reads his review dated May 8, 2018 with conditions and recommendations.

Mr. Barnhart, presents the design.

Mr. McLarnon inquires as to the lot line.

Mr. Barnhart refers to negative and positive criteria.

Mr. Cooke inquires as to the square footage of each unit.

Mr. Cooke inquires as to the width of the units.

Mr. Cooke inquires as to the length of the units.

Mr. Cooke inquires as to the parking lot entrance.

Mr. Smith III inquires as to an association fee.

Mr. Tocco inquires as to parking.

Mr. Cooke, suggests that the City review any HOA documents.

Mr. Abbott, agrees.

Public portion open.

Nick Orlando – 11 N Oakland Ave, has concerns with the curb cuts on Oakland Ave, trash dumpsters. He also speaks in favor of the project. He would like an overview on landscaping.

Public portion closes.

Mr. Manos reviews a "D USE" variance and C variances for lot width on 7 of the properties, Lot width on proposed lot F, side yard setbacks, and lot coverage with conditions and recommendations.

Motion to approve "D USE" variance and C variances for lot width on 7 of the properties, Lot width on proposed lot F, side yard setbacks, and lot coverage with conditions and recommendations was made by Dan Smith III and seconded by Roman Zabihach. The motion was unanimously approved, six in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Dan Smith III, Leonard Mordell, Peter Tocco and Greer Gaskill. Nays; None.

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary

