

Ventnor City Planning Board

Minutes

April 23, 2018, 6:30 pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6: 36 pm.

1. Flag Salute
2. Roll call

Present

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

Absent

Commissioner Landgraf
Tom Halpin

Professionals

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

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 11, 2018 minutes, by Tom McAdam and second by Leonard Mordell and were unanimously approved.

4. Resolutions

P – 19 – 2018 – Greg Aulicino – 112 N Somerset Ave.

P – 20 – 2018 – Northeast Ventnor Redevelopment Plan Amendment No. 1
(Ventnor Ave – Commercial Mixed Use zone).

5. Applications:

** Andrew & David Langsam – 8 N Wyoming Ave - Block 130, Lot 23, located in an R – 7 zone. This application is a continuance. The applicant is requesting C variances for building coverage, dormer projection (right side), dormer projection (left side), and dormer setback from rear setback line. The applicant proposes to construct a new two family dwelling. The applicant has a Certificate of Non Conformity and the previous home has been demolished.

Mike Wiesen, Leonard Mordell, Wendy Bartlett, and Peter Tocco recuse themselves due to the fact that they were not present for the previous meeting.

Carl Guttilla, Licensed Architect in the state of New Jersey, is sworn in.

David Langsam, property owner, is sworn in.

Roger McLarnon, Licensed Engineer, Professional Planner, is sworn in and reads his review dated April 20, 2018.

David Langsam, property owner, gives testimony as the new two family dwelling and the reduction in the number of variances.

Mr. Cooke inquires as to the setback.

Mr. Guttilla presents the design.

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

Mr. Zabihach inquires as to the windows and dormer.

Mrs. Sallata needs clarification on the length of the dormers.

Public portion opens at 7:09.

Public portion closes at 7:09.

Mr. Smith inquires as to the design of the structure.

Mr. McAdam inquires as to the number of variances still needed.

Mr. Langsam states that he will reduce the building coverage to comply with what is required.

Building Coverage variance is removed.

Mr. Smith inquires as the need for the dormer to have functional living space.

Mr. Zabihach inquires as to if the dormers can be recessed so they are not flushed with the front of the structure.

Mr. Smith inquires as to the materials being used for the structure.

Mr. McLarnon inquires as to the roof over the deck.

Mr. Guttilla agrees to recess the dormers 18 inches.

Mr. Langsam also agrees.

Mr. Manos reviews the C variances for building coverage, dormer projection (right side), dormer projection (left side), and dormer setback from rear setback line with conditions.

Motion to approve C variances for, dormer projection (right side), dormer projection (left side), and dormer setback from rear setback line with conditions was made by Roman Zabihach and seconded by Tom McAdam. The motion was unanimously approved, seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Tim Koob and Greer Gaskill. Nays; None.

Board Members, Mike Wiesen, Leonard Mordell, Peter Tocco and Wendy Bartlett return.

** William Cundiff – 12 N Hillside Ave, block 98, Lot 8, located in an R – 1 zone, requesting a Certificate of Non Conformity.

William Cundiff, property owner, is sworn in, and gives history on the property and the reason for requesting a Certificate of Non Conformity.

Mr. Wiesen inquires as converting to a single family dwelling.

Mr. Cundiff explains why he would like to maintain the dwelling as a duplex.

Mr. Cundiff supplies sufficient evidence that the property is a two family dwelling.

Mr. Manos reviews the Certificate of Non Conformity.

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

Other Business

Chairman Cooke requested that the Board Engineer inform the Board about the Development Regulation amendment process prior to the Board's consideration of a set of proposed amendments to be forwarded to the Ventnor City Board of Commissioners for adoption. Mr. McLarnon first introduced the proposed ordinance revisions to Article IV, Residential 1 District, section, Section 102 – 14 Area and Bulk requirements. After Board discussion and general consensus, Mr. McLarnon presented proposed Height regulation amendments. These entailed several amendments in Article III, Definitions and Word Usage and Article XVIII, General Regulations in All Districts. The proposed amendments also include changes for dormers, upper floor decks, flat roofs and parking.

Motion was made to transmit all proposed Development Regulations amendment to the Ventnor City Board of Commissioners was made by Tom McAdam and second by Peter Tocco and were unanimously approved with the exception of Mike Wiesen and Wendy Bartlett.

There being no further business, the motion made to adjourn by Tom McAdam and second by Tim Koob.

Full meeting available on audio.

Respectfully submitted

Carmella Malfara / Planning Board Secretary

