

# Ventnor City Planning Board

## Minutes

April 24, 2017

Chairman Jay Cooke called the meeting to order at 6:38pm

1. Flag Salute
2. Roll Call

### Present

Commissioner Landgraf  
Mike Wiesen  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Marie McQueen  
Dan Smith III  
Leonard Mordell  
Dan Smith IV  
Peter Tocco  
Tim Koob

### Absent

Captain Culbertson  
Lorraine Sallata

### Professionals

Stanley L. Bergman, Jr., Solicitor  
Roger McLarnon, Planning Board Engineer

3. 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 procedures which to follow.

4. Minutes:

Motion was made to adopt March 27, 2017 minutes by Tom McAdam and seconded by Roman Zabihach.

5. Resolutions:

Motion was made to adopt the following Resolutions by Tom McAdam and seconded by Roman Zabihach.

P-15-2017- William & Roseann Ranieri- 8 S Dorset Ave, Block 62, Lot 14

P-16-2017- Andrew Poulshock-12 N Melbourne Ave, Block 131, Lot 18

6. Appointment & Resolution

A motion to approve Roger McLarnon as Planning Board Engineer was made by Tom McAdam and seconded by Leonard Mordell.

7. Applications:

\*\* Blake Barabusico-6513 Monmouth Ave, Block 172, Lot 5.06. Represented by Richard Mairone Esq., requesting C variances for projection into rear yard setbacks (decks/stairs), maximum eave height/ roof slope envelope, dormer projection ( max, length) and curb width.

The applicant proposes to construct a new three story dwelling that will conform to the current FEMA requirements and provide parking for (4) vehicles under the structure in a garage and driveway. This property was part of a minor subdivision and consolidation as per Resolution P-4-2009 and Resolution P-11-2015. The proposed finished first floor elevation will be at elevation 15.3 feet. The applicant is proposing to construct a new in-ground pool in the rear of the dwelling. The applicant also proposes a first story, second story, third story deck on the front of the dwelling. A first story, and third story deck is proposed in the rear of the dwelling.

Due to changes that are going to be made to the dormer projection, the applicant has postponed the hearing until May 22<sup>nd</sup> 2017. At that time the applicant will present the revised plan to the Planning Board.

\*\* Irene Goldberg- 6909-11 Monmouth Ave, Block 172, Lot 5.02-5.04. Represented by Richard Mairone Esq., requesting C for side yard setback (Building) on both sides, side yard setback (porch) and curb cut. Also a D use variance is requested. This property was part of a minor subdivision and consolidation as per Resolution P-4-2009 and Resolution P-11-2015. This property is a vacant lot. The applicant proposes to construct a side by side duplex where a single family home existed. CAFRA will not allow single family dwellings on this lot. They will be (3) story homes over parking. The dwellings will conform to FEMA regulations. The lots are waterfront and a new bulkhead is proposed upland of the existing stone revetment.

Richard Mairone attorney for the applicant presents the application.

Christina Buendicho Licensed Architect in New Jersey and Thomas Days licensed Project Engineer in New Jersey are sworn in and give testimony regarding all setbacks, curb cut, parking, uses and dormers.

Mr. Zabihach inquires as to the grade of the lot and if it will be filled in.

Mr. Mairone replies that yes the lot will be brought up to grade.  
Mrs. Irene Goldberg property owner is sworn in and gives a brief history on the property.

Public portion open at 7:51pm.  
Public portion closes at 7:51pm.

Mr. Cooke inquires as to the height of the first floor elevation.

Mr. McLarnon summarizes his review and gives his recommendations and conditions of Approval.

The applicant agrees to all conditions of approvals.

Seeing that there were no further comments from the Board, Mr. Bergman reviews the C and D Variances.

Motion to approve C and D variances with conditions was made by Tom McAdam and Seconded Roman Zabihach. The motion was approved, seven in the affirmative and None in the negative. Ayes; Tom McAdam, Roman Zabihach, Marie McQueen, Dan Smith III, Leonard Mordell and Dan Smith IV and Jay Cooke. Nays- none.

**\*\*Ralph Sposato- 18 N Melbourne Ave-Block 132, lot 15. Represented by Brian Callaghan Esq., Requesting C variances for front yard setback (principle structure), Projection into Front yard setback (2<sup>nd</sup> & 3<sup>rd</sup> story deck), side yard setback (principle structure), dormers (right ) projections, dormers (left) length, maximum building coverage, off street parking and a D "Use" Variance (Duplex).The property contains a two story brick duplex with an attached garage. The Applicant received a certificate of non-conformity verifying the pre-existing non-conforming use. Parking for one currently exists. The Applicant proposes to construct three dormers on the attic space of the dwelling to convert it into a bedroom and living space with a new bathroom. The unit will increase from two bedrooms to three bedrooms. The proposed dormers are proposed within the existing first floor footprint. The Applicant is also proposing to construct a new third story on the proposed attic addition.**

Mr. Callaghan, Attorney for the applicant, explains the applications. Also states that The Applicant will not do any work through the summer months.

Mr. Days Licensed Engineer in New Jersey, gives testimony.

Mr. Mordell inquires as to whether this is a roof raise.

Mr. Days explains the reason for the dormers vs a roof raise.

Public portion opens at 8:25pm.  
Public portion closes at 8:25pm.

Mr. McLarnon summarizes Mr. Hurless's review, recommendations and conditions for approval.

The Applicant agrees to the conditions of approval.

Mr. Smith III inquires as to whether the first floor unit will be rented.

Mr. Bergman asks Applicant to submit a floor plan for the first floor unit.

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

Seeing that there were no additional comments from the Board, Mr. Bergman reviews the C and D Variances.

Motion to approve the C and D Variances with conditions was made by Marie McQueen and seconded by Tom McAdam. The motion was approved, seven in the affirmative and none in the negative. Ayes; Tom McAdam, Roman Zabihach, Marie McQueen, Dan Smith III, Leonard Mordell, Dan Smith IV and Jay Cooke. Nays- none

\*\* Shannon Toner-104 N Rosborough Ave, Block 182, Lot 27. Requesting C and D Variances for front yard setback (principle structure), projection into front yard (second story deck), side yard setback (accessory structure), projection into side yard (steps), rear yard setback (accessory structure), maximum eave height /roof slope, maximum lot coverage, off street parking, landscaping and a D "Use" Variance (Duplex). The property contains a two story duplex with an existing detached garage. Parking for three cars currently exist.

The Applicant proposes to raise the existing 2-story duplex to conform with the Current FEMA requirements and construct a third floor and expand the footprint of the of the existing two-story duplex. The proposed finished first floor elevation will be at elevation 11 feet. The Applicant is proposing to construct a new second story deck on front and rear of the dwelling and expand the steps on the side yard for access. Parking for 2 vehicles is proposed in the garage and driveway.

Shannon Toner property owner is sworn in and gives a brief history about the prop

William Swiderski, Licensed Engineer in New Jersey, is sworn in and gives testimony.

Mr. Smith IV inquires as to the location of the apartment.

Mrs. Mc Queen inquires as to what will be done with the crawl space.

Public portion opens at 8:57.

Public portion closes at 8:57.

Mr. McLarnon summarizes Mr. Hurless's review and recommendation and conditions of Approval.

The applicant agrees to the conditions of approval.

Seeing that there are no further comments from the Board, Mr. Bergman reviews the C and D Variances.

Motion to approve the C and D Variances with conditions was made by Marie McQueen And seconded by Dan Smith III. The motion was approved, seven in the affirmative and None in the negative, Ayes; Tom McAdam, Roman Zabihach, Marie McQueen, Dan Smith III, Leonard Mordell, Dan Smith IV, and Jay Cooke. Nays- none.

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

Respectfully submitted

Carmella Malfara  
Planning Board Secretary

