

Ventnor City Planning Board

Minutes

August 28, 2017

6201 Atlantic Ave, Ventnor N.J 08406

Vice Chairman Tom McAdam called the meeting to order at 6:35pm.

1. Roll Call
2. Flag Salute

Present

Commissioner Landgraf
Tom McAdam
Roman Zabihach
Lorraine Sallata
Marie McQueen
Dan Smith III
Leonard Mordell
Tim Koob

Absent

Mike Wiesen
Jay Cooke
Captain Culbertson
Dan Smith IV
Peter Tocco

Professionals

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

Procedure

Vice Chairman McAdam 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.

3. Minutes

Motion was made to adopt August 9, 2017 minutes by Roman Zabihach and seconded by Leonard Mordell and unanimously approved.

4. Resolutions

Motion was made to adopt the following resolutions by Lorraine Sallata and seconded by Marie McQueen.

P-34-2017 Robert Jewell -124 N Bryant Ave.

P-35-2017 Richard & Maria Lascheid- 122 N Lafayette Ave.

5. Applications

** Chad Colby – 429 N Suffolk Ave, Block 255, Lot 9, in the R-2 zone. Requesting C variances for Lot area: whereas 4800 sf is the minimum area required and 3,200 sf is existing and proposed, Lot width: whereas 60 ft. is the minimum and 40 ft. is existing and proposed, Front yard setback (principal building) whereas 20 ft. is the required minimum and 3.5 ft. is existing and proposed, Front yard setback (first floor balcony) whereas 20 ft. is the required minimum and 0.2 ft. is proposed, Front yard setback (first floor landing) whereas 20 ft. is the required minimum, 15 ft. exists and 4.6ft. is proposed, Side yard setback (principal building) whereas 8ft. is the required minimum, 5.5 ft. exists and is proposed, Side yard setback (first floor deck) whereas 8 ft. is the required minimum and 6.1 ft. is proposed, curb cut: whereas 10 ft is the maximum width and 12 ft. is proposed and a waiver for landscaping is requested.

The applicant proposes to elevate an existing single family dwelling. The applicant proposes to put a garage underneath the dwelling for 2 off street parking. The elevation includes a small addition of habitable space.

Chad & Carol Colby, property owners, are sworn in and give testimony as to the house raise.

Mr. McAdam inquires as to the time frame in which the applicant has decided to elevate the home.

Mr. Colby explains that they could not find a contractor who would accept the job.

Mr. McLarnon, Planning Board Engineer, is sworn in and reads his review dated July 14, 2017.

Mr. Colby states that he will comply with the Landscaping ordinance.

Mrs. Sallata inquires as to whether Mr. Colby is familiar with the landscaping Ordinance.

Mr. Colby inquires as to the criteria of the landscaping.

Commissioner Landgraf inquiries about the fence in the rear of the property. He also suggests putting green space in the concrete area on the left side of the dwelling.

Commissioner Landgraf states his concerns for the proposed balcony and as to the setback. He states that the applicant will not be permitted to park in the driveway.

Mr. Colby states the he will not use the driveway for parking.

Mr. Smith inquires as to the dimensions of the balcony.

Mr. Zabihach feels the size of the balcony may be overwhelming for the neighborhood.

Mr. Manos inquires as to any exterior changes.

Mr. McAdam inquires as to the access to the balcony.

Public portion opens at 7:04pm.

Public portion closes at 7:04pm.

Mrs. Sallata inquires as to the reduction of the balcony.

Commissioner Landgraf suggests making a Juliet Balcony.

Mr. Colby agrees to reduce the size of the balcony.

Mr. Manos reviews the C variances for lot area, lot width, front yard setback, side yard setback, curb cut, and a wavier for landscaping. Revised plans are needed for the balcony.

Motion to approve the C variances for lot area, lot width, front yard setback, curb cut, and landscaping waiver was made by Roman Zabihach and seconded by Tim Koob. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen, Dan smith III, and Leonard Mordell. Nays- None.

Respectfully Submitted
Carmella Malfara
Planning Board Secretary/ Administrator

