

Ventnor City Planning Board

Minutes

January 22, 2018

6201 Atlantic Ave, Ventnor N.J 08406

Vice Chairman Tom McAdam called the meeting to order at 6:31pm.

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Tom McAdam
Roman Zabihach
Lorraine Sallata
Dan Smith III
Peter Tocco
Tim Koob
Greer Gaskill

Absent

Leonard Mordell
Mike Wiesen
Tom Halpin
Jay Cooke

Professionals

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

Procedure

Vice Chairman McAdam announced that the meeting is being held in accordance with due public notice thereof and pursuant to the NJ 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 made to adopt January 10, 2018 minutes was made by Roman Zabihach and seconded by Tim Koob and were unanimously approved.

4. Resolutions:

P-03-2018 – Steve Hartley – 507 N Somerset Ave.

P-04-2018 – Israth Jahan & Abdur Rafia – 20 N Hillside Ave.

Motion to approve the above resolutions was made by Lorraine Sallata and second by Roman Zabihach and were unanimously approved.

5. Applications:

**Andrew Langsam & David Langsam – 8 N Wyoming Ave, Block 130, Lot 23, located in an R-7 zone, has been adjourned until February 21, 2018.

** Cecelia DiFabio – 720 N Little Rock Ave, Block 339, Lot 12, located in an R-8 zone. The applicant is requesting C variance relief for off street parking space. The applicant is proposing to eliminate one compliant off street parking space. The applicant proposes to convert an existing attached garage to a living space.

Roger McLarnon, Board Engineer, is sworn in and reads his review dated January 20, 2018.

Cecelia DiFabio, property owner, is sworn in and gives brief history of the property.

Larry Phillips, General Contractor, 7030 English Creek Ave, E.H.T, NJ 08234, is sworn in and gives his testimony as to the new structure.

Open to the Board.

Mr. McAdam inquires as to the photos.

Commissioner Landgraf inquires as to the need for the variance.

Ms. DiFabio, discusses the need for converting the garage into habitable space.

Commissioner Landgraf inquires as to the floor height.

Mr. Smith III inquires as to the need for new elevation certificates.

Commissioner Landgraf inquires as to street parking.

Mr. McLarnon states the property has a large street tree.

Mr. Tocco inquires as to the use of the space.

Mr. Manos inquires as to the changes made to the garage door.

Public portion opens at 6:55pm.

Public portion closes at 6:55pm.

Mr. Manos reviews the C variance for one off street parking with conditions.

Mr. McLarnon needs clarification as to the elevation on the survey.

Motion to approve C variance for one off street parking with conditions was made by Lorraine Sallata and second by Roman Zabihach. The motion was unanimously approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Roman Zabihach, Lorraine Salatta, Dan Smith III, Peter Tocco, Tim koob and Tom McAdam. Nays – none.

**Darhun Construction Inc LLC – Peter & Christine Darhun – 104 N Surrey Ave, Block 151, Lot 19.02, located in an R- 7 zone. Represented by Eric Goldstein Esq.The applicant is requesting C variance relief for rear yard setback (building), dormer projection, dormer setback from setback line, and curb cuts. The applicant proposes to construct a new single family dwelling, 2 separate single car garages and a swimming pool.

Mr. McLarnon, Board Engineer, reads his review dated January 19, 2018 and addresses the mechanical equipment setbacks for the Ac/ pool equipment which are not shown on plans. He proposes a conditions whereas the applicant must submit revised plans. He also recommend to remove the variance for the curb cut.

Eric Goldstein Esq., Attorney for the applicant, presents the application.

Arthur Ponzio, Licensed Architect, and Peter Darhun, property owner are sworn in.

Mr. Darhun gives a brief testimony on the property and discusses the need for the bathroom on the third floor.

Mr. Ponzio presents the design.

Mr. Goldstein inquires as to any negative impact on the neighborhood.

Christine Darhun, property owner, is sworn in and gives a brief testimony.

Open to the Board.

Mrs. Sallata inquires as to the roof top deck.

Commissioner Landgraf inquires as to the dormer.

Public portion opens at 7:29pm.

Jane Hartwig, 109 N Surrey Ave is sworn in and states her concerns as to the parking conditions on North Surrey Ave.

Commissioner Landgraf inquires as to parking between the two driveways.

Mr. McLarnon states that parking between the two driveways is not possible.

Public portion closes at 7:32pm.

Mr. Manos review the C variances for rear yard setback (building), dormer projection, dormer setback from setback line, with all conditions and recommendations. Revised plans are required.

Motion to approve C variances for rear yard setback (building), dormer projection, dormer setback from setback line, with all conditions and recommendations which revised plans are required was made by Lorraine Sallata and seconded by Peter Tocco. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim koob and Tom McAdam. Nays – none.

**Dr.Robert Lipshutz – 12 N New Haven Ave, Block 72, Lot 14, located in an R-3 zone. Represented by Eric Goldstein Esq. Requesting C variances for front yard setback (building) and building coverage and a waiver for landscaping. The applicant proposes to construct a second floor master bedroom expansion.

Mr. McLarnon, Board Engineer, reads his review dated January 21, 2018.

Eric Goldstein, Attorney for the applicant, presents the application.

Dr. Robert Lipshutz, property owner, and Donald Zacker, Licensed Architect in the State of New Jersey are sworn in.

Dr. Lipshutz gives a brief history of the property and the need for the master bedroom expansion.

Mr. Zacker, presents the design.

Open to the Board.

Dan Smith III inquires as to the number of bedrooms.

Mr. Goldstein replies that there are six bedrooms.

Public portion opens at 7:52pm.

Michael Kahn – 17 S Avolyn Ave, is sworn in and questions how the expansion will effect his property.

Mr. Zacker states that there will be no effect to 17 S Avolyn Ave.

Public portion closes at 7:53.

Mr. Manos reviews C variances for front yard setback (building) and building coverage and a waiver for landscaping with conditions set forth by Mr. McLarnon.

Motion to approve C variances for front yard setback (building) and building coverage and a waiver for landscaping with conditions set forth by Mr. McLarnon was made by Roman Zabihach and seconded by Tim Koob. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes: Commissioner Landgraf, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob and Tom McAdam. Nays – none.

**David & Jody Pascal – 6 N Swarthmore Ave, Block 134, Lot 16 located in an R-4 zone. Represented by Eric Goldstein Esq. Requesting C variance relief for side yard setback (building-right), rear yard setback (building), building coverage and a waiver for landscaping. The applicant proposes to construct a second floor expansion for two additional bedrooms.

Mr. McLarnon reads his review dated January 21, 2018. He proposes a condition whereas the applicant will provide two street trees.

Eric Goldstein, attorney for the applicant, presents the application.

Mr. Goldstein agrees to the request for two street trees to be planted in the governor's strip.

David Pascal, property owner, is sworn in and explains the need for the additional bedrooms.

Donald Zacker, Licensed Architect in the state of New Jersey, is sworn in and presents his design.

Mr. Goldstein inquires as to the negative impact on the neighborhood.

Mr. McLarnon inquires as to parking spaces.

Mr. McLarnon inquires as to the placement of the HVAC.

Open to the Board.

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

Mr. Smith inquires as to the finished floor.

Public portions opens at 8:11pm.

Public portions Closes at 8:11pm.

Mr. Manos reviews the C variances for side yard setback (building-right), rear yard setback (building), building coverage, waiver for landscaping and a condition whereas the applicant will provide two trees.

The motion to approve C variances for side yard setback (building-right), rear yard setback (building), building coverage, waiver for landscaping and a condition whereas the applicant will provide two streets was made by Roman Zabihach and second by Commissioner Landgraf. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob and Tom McAdam. Nays – none.

There being no further business, the motion to adjourn was made by Lorraine Sallata and second by Tim Koob.

Full meeting is available on audio

Respectfully submitted

Carmella Malfara – Planning Board Secretary

