

# Ventnor City Planning Board

## Minutes

June 25, 2018, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:31pm.

1. Flag Salute
2. Roll Call

### Present

Commissioner Landgraf  
Mike Wiesen  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Leonard Mordell  
Peter Tocco  
Wendy Barttlett

### Absent

Tom Halpin  
Tim Koob  
Greer Gaskill

### Professionals

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

### Procedure

Chairman Cooke 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.

### Minutes

Motion was to adopt June 13, 2018 minutes, by Tom McAdam and seconded by Lorraine Sallata and were unanimously approved.

## Resolutions

P – 29 – 2018 – Kyle & Lauren Sponseller – 117 N Wissahickon Ave.

P – 30 – 2018 – Richard & Tizana Arcelay – 8 S Melbourne Ave.

P – 31 – 2018 – TBVI, LLC and DD Real Estate LLC – 3 S Baton Rouge Ave.

Motion was made to adopt June 13, 2018 resolutions, by Roman Zabihach and seconded by Tom McAdam and were unanimously approved.

## Applications

\*\*Michael & Roxanne Hoffman – 162 N Derby Ave, Block 157, Lot 12, located in an R – 7 zone. The applicant proposes to construct a new single family dwelling located partially upland of the bulkhead, with majority of the dwelling over open water. The applicant is seeking C variances for lot area, lot depth, front yard setback (building), rear yard deck height (2<sup>nd</sup> floor), rear yard deck height (3<sup>rd</sup> floor) and off street parking. The applicant is being represented by Michael Peacock.

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

Michael & Roxanne Hoffman, 162 N Derby Ave, property owners are sworn in.

Roger McLarnon, Board Engineer, Professional Planner is sworn in and reads his review dated June 22, 2018.

Michael Peacock, Attorney for the applicant, presents the application.

Mr. McLarnon inquires as to the amount of bedrooms.

Mr. Peacock states there will 3 bedrooms and a bonus room.

Mr. McLarnon discusses parking and storm drains.

Mr. McLarnon suggests putting an easement as a condition of approval.

Mr. Peacock agrees.

Open to the public.

Public portion closes.

Mr. Cooke inquires as to landscaping.

Mr. Cooke would like the applicant to have raised beds due to flooding.

Mr. Wiesen inquires as to the distance between the curb and street.

Mr. Manos reviews the C variances for lot area, lot depth, front yard setback (building), rear yard deck height (2<sup>nd</sup> floor), rear yard deck height (3<sup>rd</sup> floor), off street parking, and a waiver for street trees, along with conditions.

Motion to approve C variances for lot area, lot depth, front yard setback (building), rear yard deck height (2<sup>nd</sup> floor), rear yard deck height (3<sup>rd</sup> floor), off street parking, and a waiver for street trees, along with conditions was made by Tom McAdam and second by Roman Zabihach. The motion was unanimously approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata and Dan Smith III. Nays; None.

\*\*DSCH Properties LLC - 114 N Avolyn Ave, Block 175, Lot 24, located in an R-7 zone. The applicants are seeking a Certificate of Non Conformity.

Harry & Donna Senopoulos, property owners of 114 N Avolyn are sworn in, and give a brief history on the property and the need for a Certificate of Non Conformity.

Mr. Cooke inquires as to the test year for the property.

Mr. Mordell inquires as to the reason the applicant is appearing in front of the Planning Board.

Open to the public.  
Public portion closes.

Motion to approve a Certificate of Non Conformity was made by Roman Zabihach and seconded by Tom McAdam and was unanimously approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata and Dan Smith III. Nays; None.

\*\* Two Pioneers LLC – 6 N Baton Rouge Ave, Block 92, Lot 1, located in R – 7 zone. The applicant is seeking C variances, D (USE) variances, major site plan and a major subdivision.

The applicant withdrew their application until further notice. The applicant will have to re - notice in the Press of Atlantic City and by certified mail.

Open to the public

John Olive, property owner at 4919 Ventnor Ave, is sworn in, and is not in favor of this application.

Public portion closes.

There being no further business, the motion to adjourn was made by Tom McAdam and was seconded by Lorraine Sallata.

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary

