

# Ventnor City Planning Board

## Minutes

March 13, 2019, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman 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  
Lorraine Sallata  
Dan Smith III  
Peter Tocco  
Tim Koob  
Greer Gaskill

### Absent

Tom Halpin  
Leonard Mordell  
Wendy Bartlett

### Professionals

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

### Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof and pursuant to the New Jersey 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 to adopt March 13, 2019 minutes was made by Tom McAdam and seconded by Peter Tocco and were unanimously approved, with the exception of Commissioner Landgraf, Roman Zabihach and Tim Koob who had to abstain.

### 4. Resolution

Motion to adopt the following resolutions was made by Tom McAdam and second by Roman Zabihach and were unanimously approved with the exception of Commissioner Landgraf, Roman Zabihach and Tim Koob who had to abstain.

P – 8 – 2019 – Water Dog Smoke House, LLC, 7319 Ventnor Ave.

P – 9 – 2019 – Two Pioneers, LLC, 6 N Baton Rouge Ave.

P – 10 – 2019 – Michael & Cindy Steinsaltz, 102 S Newark Ave.

P – 11 – 2019 – Ventnor World Wide, LLC, 6413 – 17 Ventnor Ave.

### 5. Applications

Shalom & Shaina Rapport – 202 – 204 N Portland Ave, Block 170, Lot 15 & 16, located in an R – 7 zone. The applicant is seeking C variances for front yard setback, – building, rear yard setback – building, and rear yard access. James Swift Esq., will be representing the applicant.

The applicant proposes to construct a new single family home on a corner parcel containing two undersized lots.

Shalom & Shania Rapport, property owners, of 202 – 204 N Portland Ave are sworn in.

Peter Weiss, Licensed Architect, in the State of New Jersey, is sworn in.

Mr. McLarnon, Board Engineer and Professional Planner, is sworn in and reads his review dated March 10, 2019, which is attached.

Mr. McLarnon identifies the variances as such, front yard setback, – building (Portland Ave), rear yard setback – building, rear yard setback – deck ( 1<sup>st</sup> floor), rear yard setback – deck ( 2<sup>nd</sup> floor ), curb cut, parking, driveway width and driveway length.

He also addresses the missing landscaping plan. He proposes a condition whereas the applicant must produce a revised plans showing the landscape.

Jim Swift, Attorney for the applicant presents the application.

Mr. Swift informs the Board that after speaking with a neighbor, the applicant has agreed to modify the placement of the dwelling. He also informs the Board of the lot consolidation.

Peter Weiss, Licensed Architect, in the State of New Jersey, presents the design.

Mr. McLarnon states the variance for the rear yard setback – building will no longer be required and is there for removed.

Mrs. Rapport, property owner, 202 -204 N Portland Ave gives testimony regarding the second floor deck.

Commissioner Landgraf would like additional information as to the decks.

Mr. Cooke inquires as to the inset of the decks.

Mr. McLarnon inquires as to the dormers on the 3<sup>rd</sup> floor, which will require an additional variance.

Commissioner Landgraf inquires as to the dormers.

Mr. Cooke would like revised plans.

Mr. Tocco inquires as to inset of the deck having a negative impact.

Mr. McLarnon inquires as to the driveway width. He also states the variance s for parking and driveway width are no longer required and are there for are removed.

Mr. Cooke would like clarification on the number of variances.

Mr. Zabihach inquires as to revised plans.

Rabbi Rapport, property owner, 202 – 204 N Portland Ave, gives testimony.

Open to the public.

Rick Friedman, property owner, 6405 Monmouth Ave, is sworn in and speaks in favor of the application.

Doug Stranger, property owner, 5101 Atlantic Ave, is sworn in and speaks in favor of the application.

William Advena, property owner, 209 N Portland Ave is sworn in and is in favor of the application.

Public portion closes.

Mr. McLarnon recommends eliminating street trees due to tidal flooding.

Mr. McAdam inquires as to the applicant eliminating street trees.

Commissioner Landgraf suggests raised planters.

Mr. Wiesen inquires as to the revised plans.

Mr. Manos reviews C variances for front yard setback – building (Portland), front yard (Sunset), rear yard setback (decks 1<sup>st</sup> fl), rear yard setback (decks 2<sup>nd</sup> fl), driveway length and dormers with conditions and revised plans are required.

Motion to approve C variances for front yard setback – building (Portland), front yard (Sunset), rear yard setback (decks 1<sup>st</sup> fl), rear yard setback (decks 2<sup>nd</sup> fl), driveway length and dormers with conditions and whereas revised plans are required was made by Tom McAdam and second by Dam Smith III. 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.

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

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretay

[..\ENGINEERS REPORTS 2019\031019 rdm ventnor planning board engineering report 202 - 204 North Portland Avenue.pdf](#)

