

Ventnor City Planning Board

Minutes

March 25, 2019, 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
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Tom Halpin
Leonard Mordell

Professionals

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer and Professional Planner
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 New Jersey State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meetings and procedures which to follow.

3. Minutes

Motion to adopt March 13, 2019 minutes was made by Tom McAdam and second by Roman Zabihach and was unanimously approved.

4. Resolution

Motion to adopt the following resolution was made by Roman Zabihach and second by Lorraine Sallata and was unanimously approved.

P – 12 – 2019 – Shalom & Shaina Rapport – 202 -204 N Portland Ave.

5. Applications

** Mitchell & Teri Gevinson – 114 S Portland Ave, Block 26, Lot 13, located in an R – 3 zone. The applicant is seeking C variances for Building height (flat roof), 3rd floor wall inset – front setback, 3rd floor wall inset – front setback and 3rd floor wall inset – rear setback. The applicant is proposing to construct a new beachfront single family with parking underneath. The applicant is being represented by Eric Goldstein Esq.

Mr. Cooke recuses himself as Chairman and Mr. McAdam steps in as Vice Chairman.

Mr. McLarnon, Board Engineer and Professional Planner, is sworn in and reads his review dated March 22, 2019, which is attached.

Mark Petrella, Licensed Architect in the State of New Jersey, is sworn in.

Jon Barnhart, Licensed Engineer, in the State of New Jersey, is sworn in.

Mitchell Gevinson, property owner of 114 S. Portland Ave, is sworn in.

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

Mark Petrella, Licensed Architect, presents the architectural drawings.

Mr. Barnhart, Licensed Engineer and Professional Planner, addresses the variances.

Mr. McLarnon inquires as to the top elevation of the water feature.

Mr. McLarnon gives clarification on the City's fence height ordinance.

Mr. Wiesen speaks as to the ordinance.

Commissioner Landgraf comments on the uniqueness of the water feature.

Commissioner Landgraf inquires as to the setback of the pool off the property line.

Mr. McLarnon inquires as to the CAFRA permit.

Commissioner Landgraf states his concerns as to the water feature.

Mr. McAdam inquires as to the CAFRA permit and if the water feature was included.

Ms. Sallata inquires as to a roof top deck.

Mr. Patrella informs the Board that the dwelling will not have a roof top deck.

Mr. Tocco inquires as to the ceiling height of the 3rd floor.

Mr. Patrella states that ceiling height of the 3rd floor is eight feet six inches.

Mr. McAdam would like clarification as to materials being used for the exterior of the dwelling.

Open to the Public.

Public portion closes.

Mr. Goldstein requests a waiver for street trees.

Commissioner Landgraf inquires as to the curb height.

Mr. Manos reviews the C variances for Building height (flat roof), 3rd floor wall inset – front setback, 3rd floor wall inset – front setback, 3rd floor wall inset – rear setback and a wavier for street trees.

A motion to approve C variances for Building height (flat roof), 3rd floor wall inset – front setback, 3rd floor wall inset – front setback, 3rd floor wall inset – rear setback and a wavier for street trees was made by Tom McAdam and second by Roman Zabihach and unanimously approved seven in the affirmative and zero in the negative. Ayes: Commissioner Landgraf, Mike Wiesen, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III and Peter Tocco. Nays; None.

Mr. Cooke returns to the dais.

** Paul & Reva Gajer -109 S Richards Ave – Block 31, lot 2.02, located in an R – 3 zone. The applicant is seeking C variances for accessory structure (pergola), side yard setback (accessory structure) and rear yard setback (accessory structure pergola). The applicant is proposing to construct a pergola in the rear yard to replace a detached garage which has been demolished. The applicant is being represented by Christopher Baylinson Esq.

Don Zacker, Licensed Architect, in the State of New Jersey, is sworn in.
Paul & Reva Gajer, property owner of 109 S Richards Ave, are sworn in.

Mr. McLarnon, reads his review dated March 24, 2019, which is attached.

Christopher Baylinson, Attorney for the applicant, presents the application.

Mr. Zacker, explains the design.

Mr. Baylinson states that the applicant will add a governor's strip along the side of the pergola and in the front of the dwelling.

Mr. McLarnon inquires as to driveway parking.

Mr. Cooke inquires as to the location of the demolished garage.

Mrs. Sallata inquires as to lot coverage and the use of the driveway.

Mr. Cooke inquires as to additional green space.

Mrs. Sallata inquires as to the rear yard being concrete.

Mr. Cooke asks for clarification on the design.

Mr. McLarnon states the additional green space will be 40 square feet.

Open to public.
Public portion closes.

Commissioner Landgraf states that lot coverage can be reduced by adding more green space then the additional 40 square feet which was proposed.

The Gajer's agree.

Mr. Manos reviews C variances for accessory structure (pergola), side yard setback (accessory structure) and rear yard setback (accessory structure pergola) with condition of additional green space and a waiver for street trees.

A motion to approve C variances for accessory structure (pergola), side yard setback (accessory structure) and rear yard setback (accessory structure pergola) with condition of additional green space and a waiver for street trees was made by Tom McAdam and second by Dan 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. Nays; None.

Commissioner Landgraf and Mike Wiesen recuse themselves.

**Haneef Bharcoch – 7305 Ventnor Ave – Block 135, Lot 3, located in the Commercial district zone. The applicant is seeking a D “USE” variance and C variance for parking and a waiver for street trees. The applicant proposes to convert or renovate an existing 2nd floor space above commercial into a 1 bedroom efficiency. The applicant is being represented by Brian Callaghan Esq.

Jon Barnhart, Licensed Engineer and Professional Planner, in the State of New Jersey, is sworn in.

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

Mr. McLarnon reads his review dated March 24, 2019, which is attached.

Mr. Callaghan, Attorney for the applicant, presents the application.

Peter Weiss, Licensed Architect, presents the design.

Mr. Barnhart, Licensed Engineer and Professional Planner, reviews the variances.

Mr. Cooke inquires as to the area of the proposed 1 bedroom efficiency.

Mrs. Sallata inquires as the office space.

Mr. Dan Smith III inquires as to who will be occupying the residents.

Mr. Bharcoch, property owner, 7305 Ventnor Ave, is sworn in and gives testimony.

Mrs. Sallata inquires as to parking.

Open to the Public.

Public portion closes.

Mr. Manos reviews D "USE" variance and C variance for parking and a waiver for street trees.

A motion to approve D "USE" variance and C variance for parking and a waiver for street trees was made by Roman Zabihach and second by Tom McAdam. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, PeterTocco and Tim Koob. Nays; None.

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

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Administrator

[..\ENGINEERS REPORTS 2019\032219 rdm ventnor planning Board planning and engineering report 114 South Portland Avenue.pdf](#)

[..\ENGINEERS REPORTS 2019\032419 rdm ventnor planning Board planning and engineering report 109 South Richards Avenue.pdf](#)

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