

# Ventnor City Planning Board

## Minutes

March 27, 2017

Chairman Jay Cooke called the meeting to order at 6:30pm

1. FLAG SALUTE
2. ROLL CALL

### Present

Commissioner Landgraf  
Mike Wiesen  
Jay Cooke  
Roman Zabihach  
Tom McAdam  
Lorraine Sallata  
Marie McQueen  
Dan Smith III  
Peter Tocco  
Captain Culbertson  
Tim Koob  
Dan Smith IV

### Absent

Leonard Mordell

### Professionals

Stanley L. Bergman, Jr., Solicitor  
Craig Hurless, Board Engineer

3. PROCEDURE

Chairman Cooke 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 the procedures which will follow.

4. MINUTES:

Motion was made to adopt March 8, 2017 minutes by Tom McAdam and seconded by Tim Koob.

5. RESOLUTIONS:

Motion was made to adopt the following resolutions by Tom McAdam and seconded by Lorraine Sallata.

P-10-2017- Steven Fishman-5806 Boardwalk, Block 17, Lot 1.02 (AMENDED)

P-13-2017- James and Regina Kocher-604 N Harvard Ave, Block 317, Lot 1.01.

P-14-2017-Marc Feldman-910 N Harvard Ave, Block 317, Lot 20.

6. APPLICATIONS:

\*\*William and Roseann Ranieri- 8 S. Dorset Ave, Block 62, Lot 14, requesting C variance for lot coverage. A prior permit for pool and deck was received on 4/22/2015. The applicant has exceeded the permitted lot coverage during construction and proposes to reduce the existing impervious coverage in rear of the dwelling. The required lot coverage is 60% and 75.3% is being proposed. Applicant is proposing to install permeable pavers. Parking for four vehicles is proposed in the garage and driveway.

Bard Shober is the attorney for the applicant and presents the application.

Mr. Cooke inquires as to how much lot coverage was exceeded.

Mr. Hurless inquires as to whether the survey is up to date. He also suggests as a condition of approval an updated survey be submitted.

Mrs. Sallata inquires as to the type of pavers being proposed.

Public portion opens at 6:45pm

Public portion closes at 6:45pm

Mr. Hurless summarizes his reports and notes the changes that were made. Requests updated plans.

Commissioner Landgraf requests that landscaping be put on the survey.

Seeing that there were no other comments from the Board, Mr. Bergman reviews the C variance for maximum lot coverage which revised plans and updated survey are required.

Motion to approve the C variance for lot coverage was made by Roman Zabihach and seconded by Dan Smith III. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Captain Culbertson, Tom McAdam, Roman Zabihach, Lorraine Sallata and Jay Cooke. Nays-none.

\*\*Andrew Paulshock-12 N Melbourne Ave, Block 131, Lot 18, requesting C variances for front yard setback and side yard setback. The applicant proposes to construct an addition on the second floor of the dwelling. The proposed addition will expand to the first floor foot print on the front and side of dwelling. Applicant is also proposing to demolish the existing detached garage and construct an in ground pool in rear of the

dwelling with 3 feet of concrete around the pool. Applicant also proposes to construct a new wood deck and steps in rear of the dwelling.

Marc Stofman attorney for the applicant presents application.

George Baker Licensed Architect is sworn in and gives testimony.

Mr. Cooke inquires as to how much additional square footage will be added.

Public portion opens at 7:00pm

David Glusman, 13 N Melbourne Ave is sworn in and inquires about fencing surrounding the pool.

Public portion closes at 7:02pm.

Mr. Cooke asks if all parties have read Mr. Hurless's report.

Mr. Hurless summarizes his review.

Seeing that there were no comments from the Board, Mr. Bergman reviews C variances for front yard setbacks and side yard setback.

Motion to approve the C variances for front yard setback and side yard setback was made by Tom McAdam and second by Roman Zabihach. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Captain Culbertson, Tom McAdam, Roman Zabihach, Lorraine Sallata, and Jay Cooke. Nays- None.

\*\*Timothy Battista-6106 Calvert Ave, Block 157, Lot 15. Represented by Eric Goldstein, withdrew the application due to zoning issues. The application will be placed on May 10<sup>th</sup> 2017 agenda.

There being no further business the motion to adjourn was made by Roman Zabihach And seconded by Jay Cooke.

