

Ventnor City Planning Board

Minutes

May 10th 2017

Chairman Jay Cooke called the meeting to order at 6:39pm

1. Flag Salute
2. Roll Call

Present

Mike Wiesen
Jay Cooke
Tom McAdam
Roman Zabihach
Lorraine Sallata
Marie McQueen
Dan Smith III
Leonard Mordell
Dan Smith IV
Peter Tocco
Tim Koob

Absent

Commissioner Landgraf
Captain Culbertson

Professionals

Stanley L. Bergman, Jr., Solicitor
Roger McLarnon, Planning 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 procedures which to follow.

Mr. Cooke states that 107 S Washington Ave will be removed from the Agenda and will be placed on June 14th 2017 A genda.

4. Minutes:

Motion was made to adopt April 24th 2017 minutes by Tom McAdam and seconded by Roman Zabihach.

5. Resolutions:

Motion was made to adopt the following Resolutions by Marie McQueen and seconded by Mike Wiesen.

P-17-2017-Irene Goldberg-6909-11 Monmouth Ave, Block 172, Lot 5.02-5.04.

P-18-2017-Ralph Sposato-18 N Melbourne Ave, Block 132, Lot 15.

P-19-2017-Shannon Toner-104 N Rosborough Ave, Block 182, Lot 27.

6. Applications:

**Conrad Benedetto-104 S Derby, Block 19, Lot 17. Requesting C variances for Projection side yard setback (deck/stairs), Maximum eave height / roof slope envelop, Maximum building coverage, Maximum lot coverage and curb cut. The Applicant proposes to construct a new 2 ½ story single family dwelling that will conform with the current FEMA requirements. The Applicant also proposes to construct a pool with stone patio in rear of the dwelling. Parking for three vehicles in the garage and driveway.

Conrad Benedetto applicant is sworn in.

Mark Asher Licensed Architect in New Jersey and Pennsylvania is sworn and gives testimony.

Mr. Mordell inquiries about the stairs and the door.

Mr. Asher explains the reasons for the height of the stairs. He states he would like to be as conforming. He suggests moving the dwelling over about a 1 foot and will eliminate the side yard variance.

Mr. McAdam inquiries about the setbacks.

Public portion opens at 6:55

Todd Miller -15 S Dorset Ave speaks on behalf of St Leonard Tract Association. He states the concerns for the side yard setback.

John Irons -106 S Derby Ave, states that he believes this will be an improvement to the neighborhood.

Public portion closes at 7:00pm.

Mr. McLarnon reads a review based on Polistina and Associates.

Mr. McLarnon inquiries about the reduction in curb cut and lot coverage.

Mr. Asher replies that he will submit new plans showing all corrections.

Mr. Bergman reviews the C variances for eave height, building coverage, lot coverage and curb cuts. Revised plans are required.

Motion to approve C variances with conditions was made by Tom McAdam and seconded by Leonard Mordell. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Mike Wiesen, Tom McAdam, Roman Zabihach, Lorriane Sallata, Marie McQueen, Dan Smith III and Jay Cooke. Nays – none.

** Timothy Battista-6106 Calvert Ave, Block157, Lot 18 & 18.01. Represented by Keith Davis. Requesting C & D variances for maximum lot depth, front yard setback(principal structure), projection into side yard (deck/steps),rear yard setback (principal structure), maximum building height, eave height /roof slope envelope, maximum lot coverage, off street parking, curb width, landscaping and a D “use” variance. The applicant proposes to construct a new three-story two family dwelling that conform to the current FEMA requirements. The dwelling will have a new first floor deck and porch for each unit at the rear of the dwelling as well as a second floor porch for each unit in the rear of the dwelling. Parking for two (2) vehicles per unit is proposed in the garages and driveway.

Keith Davis attorney for the applicant presents the application for the D “ Use” variance.

Greer Gaskill owner of the property is sworn in and gives testimony. Mr. Gaskill explains that the property had consisted of a duplex which was destroyed by a fire.

Mr. Bergman inquires as to weather a Certificate of Non Conformity was issued.

Mr. Goldstein provides proof that the structure was a duplex.

Public portion opens at 7:18 pm.

Public portion closes at 7:18pm.

A vote is taken for a Continued Certificate of Non Conformity only.

A motion to approve was made by Tom McAdam and seconded by Roman Zabihach. The motion was approved, seven in the affirmative and none in the negative. Ayes; Mike Wiesen, Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen, Dan Smith III, Jay Cooke. Nays – None.

Mr. Goldstein presents the C variances.

Thomas Days licensed Engineer in the State of New Jersey is sworn in and gives testimony.

Robert Lolio licensed Architect in the State of New Jersey is sworn in and gives testimony.

Mr. Cooke inquires as to the Zone of the property.

Mr. Bergman inquires as to the requirements for the steps.

Mr. Days discusses the parking.

Public Portion opens at 7:36pm
Public Portion closes at 7:36pm.

Mr. Koob inquires as to whether the variances for building and lot coverage are still being requested.

Lorraine Sallata states concerns over parking.

Mr. McLarnon states that the applicant is compliant and are meeting obligations.

Mr. Bergman inquires as to the curb cuts.

Mr. Cooke asks applicant if he has read all reports and accepts the conditions of the report.

Mr. McLarnon summarizes the review from Mr. Hurless's report as well as his own. New plans need to be submitted to reflect any changes that were agreed upon.

Seeing that there were no further comments from the Board, Mr. Bergman reviews the C variances.

Motion to approve the C variances was made by Roman Zabihach and seconded by Tom McAdam. The motion was approved, six in the affirmative and one in the negative. Ayes; Mike Wiesen, Tom McAdam, Roman Zabihach, Marie McQueen Dan Smith III and Jay Cooke. Nays; Lorraine Sallata.

Mike Wiesen recuses himself from the 110 S Surrey Ave Application due to the fact he cannot vote on a D variance.

110 S Surrey Associates LLC- 110 S Surrey Ave, Block 13, Lot 12.01. Represented by Brian Callaghan. Requesting C variances for front yard setback (principle structure), Projection into frony yard (second story deck), side yard setback (principle structure), projection into side yard (second story deck) , deck height,(second story deck), maximum eave height/roof envelope, parking and D variance for building height.

The applicant has demolished the property down to the existing first floor which will be converted to a non-habitable storage. The applicant is proposing to reconstruct a new single dwelling, consisting of 6 bedrooms, 4 ½ bathrooms, decks and elevators over the first floor as well as a deck on the second floor, third floor and fourth floor on the front side and rear of the dwelling. The applicant also proposes to construct steps on the front, side, and rear for access. An elevator shaft is also proposed on the side of the dwelling. Parking for five stacked vehicles is proposed in the driveway.

Brian Callaghan Attorney for the applicant explains the application.

Jon Barnhart licensed Engineer and Planner in the State of New Jersey is sworn in and gives testimony.

Swanandesh Karandikar licensed Architect in the State of New Jersey is sworn in and gives testimony.

Manilal Mathai is sworn in.

Mr. Barnhart states that the home will keep in character with the neighborhood. He states the positive criteria and home will be flood compliant. He also states that they are eliminating 2 variances.

Tom Mc Adam inquires as to the size of the elevator pent house.

Mr. Barnhart replies that the stairs will go from the first floor to the roof top deck.

Mr. Mordell inquires about parking underneath the 1st floor deck.

Mrs. Sallata inquires as to the curb cut.

Jay Cooke inquires as to the size of the elevator pent house and how visible it will be from the street.

Dan Smith III inquires about the floor plan.

Public portion opens at 8:48pm

Fred Abrams -108 S Surrey Ave states his concerns about building a new home on the existing foundation. He feel it is unsafe.

Todd Miller-15 S Dorset Ave States his concerns as to the home being out of character with the neighborhood and the height of the dwelling.

William Sill – 103 S Suffolk Ave states his concerns about the elevator pent house. He believes it will have a negative effect on the neighborhood.

Mark Silver -102 S Surrey Ave- States his concerns about the parking, foundation, Habitable space in the basement, and the height of the dwelling.

Public portion closes at 9:22.

Mr. Callaghan states the dwelling will be FEMA compliant.

Mr. Mc Adam inquiries as to whether or not a structural engineer looked at the Foundation. Also would like to know when demo started.

Mr. Zabihach would like justification for the elevator shaft.

Mr. Callaghan requests a 2 minute recess.

Mr. Callaghan states that the elevator pent house will be eliminated and there is No need for the D variance.

Public portion opens at 9:44

The 3 residents who previously spoke, Todd Miller, Fred Abrams and Mark Silver All appreciate that the applicant is willing to eliminate the elevator pent house but still concerns about the property.

Public portion closes at 9:55.

Mr. McLarnon summarizes the review and conditions of approval.

Seeing that there are no further comments from the Board, Mr. Bergman reviews the C variances. Revised plans are needed.

Motion to approve C variances with conditions was made to Marie McQueen and 2nd by Roman Zabihach. The motion was approved, seven in the affirmative and none in the negative. Ayes; Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen, Dan Smith III, Leonard Mordell and Jay Cooke. Nays- none.

There being no further business, the motion to adjourn was made by Marie McQueen and Seconded by Roman Zabihach.

Respectfully submitted
Carmella Malfara

