

Ventnor City Planning Board

Minutes

May 22nd 2017

Chairman Jay Cooke called the meeting to order at 6:35pm

1. Roll Call
2. Flag Salute

Present

Commissioner Landgraf
Mike Wiesen
Jay Cooke
Tom McAdam
Lorraine Sallata
Roman Zabihach
Dan Smith III
Tim Koob

Absent

Captain Culbertson
Leonard Mordell
Dan Smith IV
Peter Tocco
Marie McQueen

Professionals

Leo Manos Esq
Roger McLarnon, Planning Board Engineer

3. Procedure

Chairman Jay 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.

4. Minutes

The May 10th minutes will be adopted at the June 14th meeting.

5. Resolution

Leo Manos Esq., advised the Board that the following Resolutions will be amended.
P-20-2017- Conrad Benedetto- 104 S Derby Ave.
P-21-2017-Timothy Battista- 6106 Calvert Ave.

Motion was made to adopt the following Resolutions by Tom McAdam and seconded by Roman Zabihach.

P-20-2017- Conrad Benedetto- 104 S. Derby Ave, Block 19, Lot 17.

P-21-2017-Greer Gaskill-6106 Calvert Ave, Block 157, Lot 1

P-22-2017- 110 S Surrey Ave Associates LLC, Block 13, Lot12.01.

6. Applications

** Betty Simon Trustee LLC & Richard Simon Residuary Trust- 110 S. Swarthmore Ave, Block 42, Lot 9. Requesting minor subdivision, represented by Keith Davis Esq. The Applicant proposes to subdivide one existing lot into 2 conforming lots. No development is being proposed and the existing structure will be demolished prior to recording the minor subdivision. The subdivision is "by right" and requires no variances. A waiver is being requested to provide a landscaping plan.

Keith Davis Attorney for the applicant presents the application.

Tom Dase licensed Engineer in the State of New Jersey is sworn in and gives testimony.

Commissioner Landgraf inquires as to weather a house may remain on lot when subdividing.

Commissioner Landgraf inquiries about a condition of approval. Would like applicant to repair any damage that may occur.

Public portion opens at 6:43.

Public portion closes at 6:43.

Mr. McLarnon summarizes the review from Mr. Hurless's report as well as his own. He proposes a condition which the Applicant will have agree upon.

Mr. Davis advises his client will agree to condition.

Mr. Manos reviews the minor subdivision with condition.

Motion to approve the minor subdivision with condition was put forth by Tom McAdam and seconded by Roman Zabihach. The motion was approved, seven in the affirmative and none in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III and Jay Cooke. Nays-None.

**Blake Barabuscio-6513 Monmouth Ave, Block 172, Lot 5.06. Requesting C variances, represented by Chris Baylinson Esq. The Applicant proposes to construct a new three story dwelling that will conform with the current FEMA requirements and provide parking under the structure in a garage and driveway. This property was previously part of a minor subdivision and consolidation as per Resolution P-4-2009 and P-11-2015. The applicant also is proposing to construct a new in-ground pool in the rear of dwelling. The applicant proposes a first, second and third story deck on front of dwelling. Where as a first and third story deck is proposed in the rear of the dwelling. Parking for four vehicles is proposed in the garage and driveway. C variances are as follows, Projections in to rear yard setbacks (decks /steps), maximum eave height/roof slope envelope, dormer projection (max/ length) and Curb with.

Christopher Baylinson Esq., attorney for the applicant presents the application.

Christina Buendicho, Licensed Architect in the State of New Jersey, is sworn in and gives testimony as to the application. States that this application was previously in front of the Board and revisions to the length of the dormer were made.

Tom Dase, Licensed Engineer in the State of New Jersey is sworn in and gives testimony as to the application.

Public portion opens at 7:04.

Public portion closes at 7:04.

Mr. McLarnon summarizes the review from Ponzio & Associates. He states that any issue with the dormer where addressed.

Roman Zabihach inquires as a reduction in length of the curb cut.

Mr. McLarnon states that a reduction in curb cut would not be beneficial.

Commissioner Landgraf states that he appreciates that the applicant worked with the Board to reduce the length of the dormer.

Roman Zabihach inquires as to eave height.

Mr. Baylinson clarifies the C variances.

Seeing that there were further comments from the Board, Mr. Manos reviews C variances for projection into rear yard setback (2), maximum eave height/roof slope envelope, dormer projection (max Length) and curb width.

Motion to approve the C variances was put forth by Tom McAdam and seconded by Roman Zabihach. The motion was 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 Jay Cooke. Nays-None

**Gary Scharmatt-904 N Burghley Ave, Block 414.01, Lot 24. Requesting D "Use" variance (accessory use). The applicant proposes to construct a private swimming pool at his residence 904 N Burghley Ave. The applicant owns an adjacent property at 908 N Cornwall that shares about 50ft of the common property line and he proposes to place the pool equipment (accessory structure) on the adjacent parcel not having a principal structure.

Commissioner Landgraf recuses himself.

Mr. Wiesen recuses himself.

Gary Scharmatt is sworn in and explains the application and gives testimony.

Mr. Manos explains to applicant that there would not be 7 Board Members voting and gives Mr. Scharmatt the option to postpone.

Mr. Scharmatt proceeds with the application.

Mr. McLarnon summarizes his review. He states that this application should be considered a C variance. He requests a condition of approval stating if either lot sells, the pool equipment shall be removed.

Mr. Manos agrees that this application should be a C variance and the D "Use" variance should be eliminated.

Mr. Scharmatt suggests an easement should be granted if indeed He should sell either lot.

Mr. McLarnon does not feel that is an option.

Mr. Cooke agrees and the Board has a discussion regarding the easement.

Mr. McAdam inquires as to the location of the pool equipment. As well as the elevation of the equipment.

Mrs. Sallata inquires as to the size of the equipment.

Mr, Scharmnett clarifies the size.

Public portion opens at 7:39.

Public portion closes at 7:39.

Mrs. Sallata states that she does not feel that there should be a condition of approval.

The Board has a discussions as to the condition of approval shall be eliminated.

The Board agrees that the condition of approval will be eliminated.

Dam Smith inquiries as to there will be fencing and or landscaping around the pool equipment.

Mr. Scharmnett agrees to all requirements and will get a professional plot plan showing location of pool equipment.

Seeing that are no further comments from the Board, Mr. Manos reviews the C variance.

Motion to approve the C variance was put forth by Roman Zabihach and seconded by Tom Mc Adam. Motion was approved six in the affirmative and zero in the negative. Ayes; Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Tim Koob and Jay Cooke. Nays-None.

**Doug and Gail Stranger-5101 Atlantic Ave- Block 51, Lot 24.01. Requesting C & D variances, represented by Joel Fleishman Esq. The applicant proposes to construct a new three story single family dwelling on a previous subdivided parcel located on the corners of Atlantic and Nashville Avenues. Parking for three vehicles is proposed. A two car garage currently is situated on the property and will be demolished. C variances are as follows front yard setback (Atlantic Ave-1st fl porch), Front yard setback (Atlantic Ave- 2nd fl deck), front yard (Atlantic Ave- 3rd fl deck), Front yard setback roof eave (Nashville Ave), Front yard setback (Nashville Ave- building), Principal eave height, HVAC Unit setback, and Curb cut. The D "Use "variances is for Principal Building Height.

Leo Manos Esq, explains to the applicant that there would not be 7 members voting and gives the applicant the option to postpone.

The Applicant proceeds with the application.

Joel Fleishman Esq., attorney for the applicant presents the application.

Jon Barnhart, Licensed Engineer in the State of New Jersey is sworn in and gives testimony as to the application.

Mr. Cooke inquires as to the D "use "variances.

Mr. Barnhart addresses Mr. Cooke question.

Public portion opens at 8:23pm.

Jeffery Jaskol, 104 S Nashville states that he is new to Ventnor City and believes that this home will be good for the community.

Adeo Santori, 5105 Atlantic Ave states that this is a good project and happy to have year round residence.

Angela Dalaba, 5103 Atlantic Ave states her concerns about trees on Atlantic Ave. She would like the trees to be removed on Atlantic Ave.

Public portion closes at 8: 27pm.

Ms. Sallata inquires as to the landscaping plans.

Mr. Barnhart states that the landscaping will comply with Ventnor City's ordinance.

Mr. McAdam inquiries as to whether the home will contain an elevator.

Mr. Cooke addresses the Board to discuss the landscaping.

Mr. Zabihach states that he would prefer that the tress remain on Atlantic Ave.

Mrs. Sallata agrees that the trees should remain.

Mr. Cooke makes suggestions for the types of trees that may be used.

Mr. McLarnon summarizes his report dated May 9th 2017.

Mr. Manos inquiries as to eave height.

Mrs. Sallata inquiries as to the curb cut.

Seeing no further comments from the Board Mr. Manos reviews the C & D variances for Front yard setbacks, principal eave height, setback for HVAC, curb cut and the D variance for building height with conditions.

Motion to approve the C & D variance was set forth by Tom McAdam and seconded by Roman Zabihach. The motion was approved, six in the affirmative and zero in the negative. Ayes; Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Tim Koob, and Jay Cooke. Nays- None

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

Respectfully submitted
Carmella Malfara
Planning Board Secretary/Administrator

