

# Ventnor City Planning Board

## Minutes

November 8, 2017, 6:30 pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Jay Cooke called the meeting to order at 6:38pm.

### 1. Roll Call

#### Present

Jay Cooke  
Tom Mc Adam  
Tom Halpin  
Roman Zabihach  
Dan Smith III  
Marie McQueen  
Leonard Mordell  
Peter Tocco

#### Absent

Commissioner Landgraf  
Mike Wiesen  
Lorraine Sallata  
Tim Koob

#### Professionals

Leo Manos Esq., Solicitor  
Roger McLarnon, Board Engineer  
Carmella Malfara, Board Secretary / Administrator

### 2. Flag Salute

#### 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 meeting. He also advised the Board on the intent of the meeting and procedures which to follow.

### 3. Minutes

Motion was made adopt October 23, 2017 minutes by Marie McQueen and seconded by Tom McAdam and were unanimously approved.

#### 4. Resolutions

P-44-2017 –Dana & Eli Daniel – 6005 Marshall Ave.

P-45-2017 – Joseph Sigismondi -204 N Princeton Ave.

P -46-2017 – Rosemary Espanol -108 S Cambridge Ave.

P -47 -2017 – Dunkin Donuts – 6400 Ventnor Ave.

Motion was made to adopt the above resolutions by Roman Zabihach and seconded by Tom McAdam.

Marie McQueen recused herself, due to a conflict of interest.

#### 5. Applications

\*\* Margaret Jastor & Anna Marie Gerron – 600 N Somerset Ave, Block 309, Lot 16, located in an R-2 zone. Requesting C variance for side yard setback. The applicant proposes to remove an existing den on a single family dwelling and construct a new den/ study with an additional bedroom and bath that will comply to FEMA requirements.

Gary Mednick, Licensed Architect in the State of N.J, is sworn in and explains the application.

Mr. McLarnon inquires as to enlarging the curb cut.

Mr. Mednick explains the need for the enlarged curb cut.

Mr. McLarnon, states that an additional variance will be required.

Mr. Mednick, agrees.

Mr. Mordell inquires as to the expansion of the curb cut meeting the requirements.

Mr. Mordell inquires as to the width of the driveway.

Mr. Tocco inquires as the addition being within the rear yard setback.

Mr. Zabihach inquires as to the setback of the neighboring properties.

Mr. Cooke inquires as to the applicant being complete with the application.

Mr. Mednick, states the he sees no negative impact on the neighborhood.

Public portion opens at 6:56pm.

Public portion closes at 6:56pm.

Mr. Cooke questions the applicant as to whether they have read Mr. McLarnon's review.

Mr. Mednick states, yes he has read the review.

Mr. McLarnon, Board Engineer is sworn in and reads his review dated October 15, 2017. Mr. McLarnon suggests that additional variances be requested for lot width, lot area, parking, and curb cuts. He also recommends revised plans, and a property survey and a waiver for street tress.

Mr. Mednick agrees to the additional variances.

Mr. Cooke, questions Mr. Mednick as to whether he has any final comments.

Mr. Manos reviews the C variances, which additional variances are requested and revised plans are necessary.

Motion made to approve C variances for lot area, lot width, rear yard setback, curb cut, 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; Tom Halpin, Jay Cooke, Tom McAdam, Roman Zabihach, Dan Smith III, Leonard Mordell and Peter Tocco. Nays – None.

Marie McQueen returns.

\*\*Giovanni & Annette Scipione – 101 S Princeton Ave, Block 24, Lot 5.01, located in an R-3 zone. Requesting C variances for front yard setback (principle structure), waiver for streets. The applicant proposes to add onto an existing 3 story single family dwelling by expanding a portion of the second floor over an existing porch.

Mr. Scipione, property owner, is sworn in and gives testimony to the need for the expansion.

Mr. Cooke inquires as to the distance between the second floor deck and the property line.

Mr. McLarnon inquires as the number of bedrooms.

Mr. Scipione states the home originally had five bedrooms but have since changed to four bedrooms.

Mr. McLarnon inquires as to the parking.

Mr. Cooke inquires as to the current setback of the first floor porch.

Mr. Cooke inquires as to the width of the first floor porch.

Public portion opens at 7:15pm.

Public portion closes at 7:15pm.

Mr. Cooke inquires as to the applicant being complete with his testimony.

Mr. Scipione states that the expansion will have a positive impact and give his wife who is ill a better quality of life.

Mr. Cooke inquires as to the applicant reviewing Mr. McLarnon's review.

Mr. McLarnon reads his review dated November 5, 2017.

Mr. Cooke states that if anything should happen to the landscape, it must be replaced.

Mr. Scipione agrees.

Mr. Manos reviews the C variance for front yard setback (principle building) and a waiver for street trees.

Motion made to approve C variance for front yard setback (principle building) and a waiver for street trees by Roman Zabihach and second by Jay Cooke. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes: Jay Cooke, Tom McAdam, Roman Zabihach, Marie McQueen, Dan Smith III, Leonard Mordell, Tom Halpin. Nays- None.

\*\*Robert & Kathy Elias – 5804 Boardwalk, Block 17, Lot 1.01, located in an R-1 zone. Represented by Brian Callaghan Esq., Requesting C variances for principle building height, roof eave height, roof eave height (tower), dormer projection and building coverage. Also a waiver from for street trees on the beach front. The applicant proposes to demolish an existing home and construct a new 3 story single family beach front home.

Brian Callaghan, Attorney for the applicant, presents the application and informs the Board that the applicant has met with neighbors and has made a fee adjustments to the design.

Tod Miller, Licensed Architect in the State of N.J is sworn in and presents the design.

Mr. Cooke inquires as to the height of the building being reduced.

Mr. Manos would like photos to be marked as exhibits.

Mr. Callaghan inquires as to any detriments with the new design.

Mr. Miller states that there are no detriments and the new home will be comparable to the surrounding homes.

Robert Elias, property owner, is sworn in and gives a testimony as to the need for a bigger home.

Mr. Cooke needs clarification on the sea wall.

Mr. Smith III inquires to any changes to the landscaping.

Mr. Callaghan states the applicant will not plant anything that will be over 5ft tall.

Public portion opens at 7:43.

Scott Abbott, Attorney representing Brian & Rona Steiner, 111 S Dorset Ave, states the concerns that the Steiners have for the new dwelling.

Brian & Rona Steiner, 111 S Dorset, are sworn in and give testimony.

Howard Axen, 112 S Oxford Ave, is sworn in and states his concerns as to the building height and the height ordinance.

Mr. Cooke states the ordinance will change to comply with FEMA regulations.

Bill Sill, 103 S Suffolk Ave, Is sworn in and speaks in favor of the application.

Public portion closes at 7:51pm.

Mr. Cooke inquires as to the applicant reviewing Mr. McLarnon's report.

Mr. McLarnon, Board Engineer, reads his review dated November 7, 2017.

Mr. McLarnon requests a landscaping plan.

Mr. Cooke inquires as to the being complete with their testimony.

Mr. Manos reviews the C variances for principle building height, roof eave height, roof eave height (tower), dormer projection, building coverage, also a wavier for street trees with conditions.

Motion was made to approve C variances for principle building height, roof eave height, roof eave height (tower), dormer projection, building coverage, also a wavier for street trees with conditions by Roman Zabihach and seconded by Marie McQueen. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Tom McAdam, Roman Zabihach, Marie McQueen, Dan Smith III, Leonard Mordell, and Tom Halpin. Nays – None.

## 6. Old Business

\*\* Requesting an amendment to Resolution P-28-2017, to relocate pool equipment.

Motion made to approve the Amendment to Resolution P -28-2017 was made by Tom McAdam and second by Dan Smith III. The motion was unanimously approved, Ayes; Tom McAdam, Roman Zabihach, Dan Smith III, Jay Cooke. Nays – None.

Respectfully Submitted  
Carmella Malfara  
Planning Board Administrator

