

Ventnor City Planning Board

Minutes

November 27, 2017, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Jay Cooke called the meeting to order at 6:41pm.

1. Roll Call

Present

Commissioner Landgraf
Jay Cooke
Mike Wiesen
Tom McAdam
Roman Zabihach
Lorraine Sallata
Marie McQueen
Dam Smith III
Leonard Mordell
Greer Gaskill
Tim Koob

Absent

Peter Tocco
Tom Halpin

Professionals

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

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 to adopt November 8, 2017 minutes by Roman Zabihach and second by Marie McQueen and were unanimously approved.

4. Resolutions

P-48-2017-Margaret Jastor – 600 N Somerset Ave.

P-49-2017- Giovanni & Annette Scipione – 101 S Princeton Ave.

P -50-2017- Robert & Kathy Elias – 5804 Boardwalk.

Applications

** Richard Rossetti, Capri Pizza – 311 N Dorset Ave, Block 215, Lot 2.01, located in the commercial district. Represented by Brian Callaghan, requesting a Minor Site plan with a parking variance. The applicant is seeking a minor site plan with a parking variance to open a Pizza take –out and eat – in restaurant.

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

Thomas Sidrane, Licensed Architect in the State of New Jersey, is sworn in and informs the Board for the need for the minor site plan with the parking variance.

Mr. Callaghan questions the parking requirement.

Mr. Sidrane, states that there is not dedicated parking area for Capri Pizza but parking is available in the CVS parking.

Mrs. Sallata inquires as to parking in the CVS lot.

Mr. Sidrane, states that parking in the CVS lot is permitted and is Mr. Rossetti's lease agreement.

Mr. Callaghan inquires as to the negative impact.

Mr. Sidrane, replies that there is no negative impact.

Public portion opens at 6:51pm.

Public portion closes at 6:51pm.

Roger McLarnon, Board Engineer, is sworn.

Mr. McLarnon inquires as to scheduled trash pick, changes to signage and lighting, hours of operation and number of employee's.

Mr. Callaghan states that will be included in the final report.

Leo Manos, Board Solicitor, reviews the minor site plan and parking variance.

Motion to approve the minor site plan and parking variance was made by Tom McAdam and seconded by Roman Zabihach. The motion was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen, Dan Smith III, Leonard Mordell. Nays – None.

** Joseph & Diane Orlak – 9 S Washington Ave, Block 84, Lot 9, located in an R-4 zone. Requesting C variances for front yard setback (building), front yard setback (1st floor deck), front yard setback (2nd floor deck). Represented by Brian Callaghan. The applicant proposes to construct a third floor addition over an existing 2 story single family dwelling.

Brian Callaghan, Attorney for the applicant, explains the application.

Peter Weiss, Licensed Architect in N.J, is sworn in and presents the design.

Diane Orlak, property owner, is sworn in.

Joseph Orlak, property owner, is sworn in and gives testimony as to the need for the addition.

Mr. Callaghan inquires as to the decks being open.

Mr. Cooke inquires as to the materials for the decking.

Mrs. Sallata inquires as to lot coverage and questions the rear yard being concrete.

Mrs. Sallatta inquires as to removing a portion of the concrete.

Mr. Orlak, agrees to remove a portion of concrete and add landscaping.

Public portion open at 7:19pm.

Public portion closes at 7:19pm.

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

Mr. McLarnon reads his review dated November 20, 2017.

Mr. Manos reviews the C variances for front yard setback (building), Front yard setback (1st floor deck), front yard setback (2nd floor deck) with conditions.

Motion to approve C variances for front yard setback (building), Front yard setback (1st floor deck), front yard setback (2nd floor deck) with conditions was made by Roman Zabihach and seconded by Tom McAdam. 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 Marie McQueen. Nays – None.

Commissioner Landgraf, Mike Wiesen, Dan Smith III, Greer Gaskill, and Tim Koob recused themselves from the following application.

** Atlantic Region Food Corp. – Arun Mandi (DUNKIN DONUTS) – 6400 Ventnor Ave, Block 70, Lot 14, located in a commercial zone, requesting final site plan and C variances for signage. Represented by Eric Goldstein Esq. This application is a continuation from the previous hearing held on October 23, 2017.

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

Vincent Orlando, Licensed Professional Engineer and Planner in the State of New Jersey, presents the new design.

Mr. Orlando states the signage was reduced by half and the square footage of the building was reduced.

Mrs. Sallata inquires as to the need for the free standing sign on the corner.

Mr. Zabihach inquires as to having County approval.

Mr. Goldstein states that the applicant has not sought county approval as of yet.

Mr. Cooke inquires as to the free standing sign effecting the sight triangle.

Mr. Mandi, Owner of Dunkin Donuts, is sworn in and gives testimony.

Mrs. McQueen inquires as to what material will be used for the free standing sign.

Mr. Mordell inquires as to the ordinance for signage.

Mr. Cooke inquires as to the types of trees that will be planted.

Mrs. Sallata inquires as to the outside seating.

Matt McGowan, Vice President of American Region Food Corp., gives testimony as to the seating.

Mrs. Sallata inquires as to reducing the height of the free standing sign.

Mr. Orlando, agrees to the reduction of the free standing sign.

Mr. Manos inquires as to directional signs.

Mr. McAdam inquires as to the length of time of construction.

Mrs. Sallata inquires as to traffic patterns.

Mr. Zabihach inquires as to changes the County may make if approval is granted.

Mr. McAdam inquires as to the opening of the store.

Public portion opens at 8:15 pm

Dan Smith III, 9 N Richards Ave, Ventnor N.J, speaks in favor of the project.

Public portion closes at 8:18pm.

Mr. Manos, reviews the C variance for the signage package and the final site plan.

The motion to approve the C variance for the signage package and the final site plan was made by Roman Zabihach and second by Tom McAdam and was unanimously approved six in the affirmative and zero in the negative. Ayes; Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Marie McQueen and Leonard Mordell. 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
Planning Board Administrator