

# Ventnor City Planning Board

## Minutes

July 11, 2018, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:40pm.

1. Flag Salute
2. Roll call

### Present

Jay Cooke  
Tom McAdam  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Leonard Mordell  
Peter Tocco  
Greer Gaskill

### Absent

Commissioner Landgraf  
Mike Wiesen  
Tom Halpin  
Tim Koob  
Wendy Bartlett

### Professionals

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

### Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof and pursuant to the new NJ State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and procedures which to follow.

### Minutes

Motion to adopt June 25, 2018 minutes was made by Roman Zabihach and seconded by Tom McAdam and were unanimously approved.

## Resolutions

P – 32 – 2018 – Michael & Roxanne Hoffman – 162 N Derby Ave.

P – 32 – 2018 – DSCH Properties 001 – 114 N Avolyn Ave.

Motion to adopt the July 25, 2018 resolutions was made by Roman Zabihach and seconded by Tom Mcadam.

## Applications

\*\*Fred & Lisa Graziano – 112 S Swarthmore Ave, Block 42, Lot 9.02, located in an R-3 Zone The applicant proposes to construct a new single family three story dwelling. The property is currently a vacant lot. They property is at the end of Swarthmore Ave facing the beach and will require several C variances, for side yard setback (building), side yard setback (2<sup>nd</sup>fl deck), principal building height, dormer projection (right side), dormer projection from front setback line, dormer setback from rear setback line, curb cut, pool setback and a waiver for street trees.

Brian Callaghan, Attorney, speaks on behalf of the applicant.

Fred & Lisa Graziano – 112 S Swarthmore Ave, property owners are sworn in.

Thomas Dase, 400 N Dover Ave, Atlantic City N.J, Licensed Engineer and Professional Planner is sworn in.

Peter Weiss, 101 N Washington Ave, Margate N.J, Licensed Architect is sworn in.

Roger McLarnon, Board Engineer, Professional Planner is sworn in and reads his review dated July 8<sup>th</sup> 2018.

Mr. McLarnon informs the Board of a change to the Height Ordinance 126 – 7 dated June 28, 2018. He also informs the Board due to the height change the variance for principle building height is removed, as well as the variance for dormer setback from front setback line.

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

Mr. Callaghan informs the Board that the applicant does have CAFRA approval.

Mr. Dase, explains the bulk requirements and CAFRA approvals.

Mr Dase submits Exhibit A -1 approved CAFRA plans.

Mr. Cooke inquires as to the previous conditions of the lot.

Mr. Dase explains the need for the curb cut variance.

Mr. Callaghan explains that the variances needed are for the beach front only.

Mr. Smith III inquires as to the CAFRA plans.

Mr. Weiss explains the design.

Mr. McAdam inquires as to the height of the fence around the pool.

Mr. Cooke inquires as to the distance from bulkhead to fence.

Mr. McAdam inquires as to the original home.

Mr. McAdam inquires to the amount of variances.

Mr. Graziano, property owner, just justification on the amount of variances.

Mr. McLarnon inquires as to the height of the bulkhead being on the CAFRA Plan.

Mr. Mordell inquires as to the length of the dormers.

Mrs. Sallata inquires as to parking on Swarthmore Ave.

Mr. Cooke inquires as to where the fire zone is located on Swarthmore Ave.

Public portion opens.

Jack Feinberg, property owner at 109 S Swarthmore Ave, speaks in favor of the application.

Public portion closes.

Mr. McLarnon clarifies eave height.

Mr. Manos reviews C variances for side yard setback (building), side yard setback (2<sup>nd</sup> fl deck), principal building height, dormer projection (right side), dormer setback from rear setback line, curb cut, pool setback, a waiver for street trees, along with conditions of approvals.

Motion to approve C variances for side yard setback (building), side yard setback (2<sup>nd</sup> fl deck), principal building height, dormer projection (right side), dormer setback from rear setback line, curb cut, pool setback, a waiver for street trees, along with conditions of approvals 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; Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Leonard Mordell and Peter Tocco.

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

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary