

Ventnor City Planning Board
Minutes
January 11th, 2017
6201 Atlantic Ave Ventnor, N.J 08406

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

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf
Mike Weisen
Jay Cooke
Lorriane Sallata
Dan Smith III
Captain Culbertson
Tim koob

Absent

Roman Zabihac
Leonard Mordell
Marie McQueen
Peter Tocco
Dan Smith IV
Tom McAdam

Professionals

Craig Hurless, Board Engineer
Leo Manos Esq.

3. Adoption of December 14th, 2016 Meeting Minutes. Motion made for approval by Tim Koob and 2nd by Dan Smith III, and unanimously approved.

4. Adoption of Resolutions:

P-62-2016- Dawn Grasso-5303 Ventnor Ave, C Variance

P-63-2016- Gary Tavella- 6301 Ventnor Ave, C Variance

P-64-2016-Craig Modres-118 N Martindale Ave, C Variance

P-65-2016-Marc Feldman-910 N Harvard Ave, C Variance

Motion made for approval by Lorriane Sallata and 2nd by Dan Smith III, and unanimously approved.

5. Re-Organization:

Chairman- A nomination made by Lorriane Sallata and 2nd by Lance Landgraf to nominate Jay Cooke. All were in favor, no other nominations were made.

Vice Chairman- A nomination made by Dan Smith III and 2nd by Mike Weisen to nominate Tom McAdam. All were in favor, no other nominations were made.

Board Solicitor-A nomination made by Dan Smith III and 2nd by Lorraine Sallata to nominate Stan Bergman Jr Esq. All were in favor, no other nominations were made.

Board Engineer- Craig Hurless will remain the Board Engineer until March 31st,2017. At that time Ventnor and Margate will have shared services, and Roger McLarnon City Engineer of Margate will become the new Board Engineer for Ventnor.

Board administrator- A nomination made by Lorraine Sallata and 2nd by Dan Smith III to nominate Carmella Malfara. All were in favor, no other nominations were made.

2017/2018 meeting dates: Motion made to approve by Dan Smith III and 2nd by Lorriane Sallata. Time 6:30 at 6201 Atlantic Ave, 2nd floor unless otherwise noted.

6. Applications:

** Brain and Marian Salkin-5 N Washington Ave, Block 134, Lot4 in an R-7 zone. Represented by Christopher Baylinson Esq. Requesting C Variances for front yard setback, rear yard setback and off street parking.

Mr. Baylinson, attorney for the applicant, explains the application. The property contains an existing 2 ½ story single family dwelling with a detached garage. The applicant is proposing to demolish the existing front room and construct a first floor covered porch. The applicant also proposes to construct a 1 story, 197 sq foot addition in the rear of the dwelling to be used as a bathroom and nook. The applicant is proposing new stairs and landing in the rear of the dwelling for access to the addition.

Craig Hurless, Licensed Engineer inquires as to the number of bedrooms? Chris Baylinson states that the dwelling will consist of 5 bedrooms. He explains that the Salkins are losing 2 bedrooms.

Chairman Cooke, would like clarification as to the parking variance.

Commissioner Landgraf, inquires as to the number of parking spaces.

Craig Hurless, states that a parking variance is required.

David Brand, Licensed Architect in New Jersey explains the layout of the proposed dwelling. The ground level will become storage. All materials will match existing. No negative impact on the neighborhood. Opening the porch will have a positive impact for Mrs. Salkin.

Public portion opens At 7:09

Public portion closes at 7:09

Christopher Baylinson addresses the landscape.

Mr. Hurless reads his review. He states the conditions of approval.

Motion made to approve C Variances by Mike Weisen and 2nd by Dan Smith III, seven in the affirmative and zero in the negative. Ayes: Commissioner Landgraf, Mike Weisen, Captain Culbertson, Lorriane Sallata, Dan Smith III, Tim Koob and Jay Cooke. Nays-none.

Motion to adjourn made by Lorriane Sallata and 2nd by Dan Smith III.

Meeting Adjourn at 7:24pm