

Ventnor City Planning Board

Meeting Minutes

February 27, 2017

Chairman Jay Cooke called the meeting to order at 6:36pm.

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Tom McAdam
Roman Zabihach
Lorriane Sallata
Marie McQueen
Dan Smith III
Jay Cooke
Peter Tocco

Absent

Leonard Mordell
Mike Weisen
Captain Culbertson
Dan Smith IV
Tim Koob

Professionals

Stanley L Bergman, Jr., Esq, Solicitor
Craig Hurless, Planning Board Engineer

3. Minutes:
Motion was made to adopt February 8, 2017 minutes Tom McAdam and seconded by Roman Zabihach.
4. Resolutions:
Motion was made to adopt the following Resolutions.
P- 09-2017- Steven Fishman-5806 Boardwalk, Block 17, Lot 1.02. Requesting C variances.
P-10-2017- Tami Starkman- 112 S. Sacramento Ave, Block 24, Lot 10. Requesting C variances.
5. Applications:
**Eleanor Falco-25 N Martindale Ave, Block 135, Lot 13, requesting C variances for minimum lot size, minimum lot width, front yard setback for structure, 1st and 2nd floor porches, side yard setback, rear yard setback, projection into rear yard setback (decks and

steps) and landscaping. Applicant is proposing to demolish the existing dwelling and construct a new two story singly family dwelling that will conform to with the current FEMA requirements.

The applicant also proposes to new 1st and 2nd floor porches in front of the dwelling and a 1st floor deck in the rear of the dwelling. Parking for two vehicles are proposed under the dwelling.

Brian Callaghan is the attorney for the applicant and presents the application.

Jon Barnhart Licensed Engineer in the state of New Jersey, is sworn in and gives testimony.

Lorriane Sallata inquiries about curb cut.

Commissioner Landgraf inquiries about decks and windows.

Public portion opens at 6:59

David MaGee- 16 N Washington Ave inquiries about the length of construction and the demolition.

Public portion closes: 7:05

Craig Hurless Licensed Engineer in the state of New Jersey summarizes his report from 12/16/2016.

Seeing that there were no more comments from the Board, Mr. Bergman reviews C Variances. Building height variance will be added as well as roof slope variances. Landscape variance has been removed.

Applicant agrees to all conditions of approvals.

Motion made to approve the C variances by Tom McAdam and second by Roman Zabihach. The motion was approve, seven in the affirmative and zero in the negative, Ayes; Commissioner Landgraf, Tom McAdam, Roman Zabihach, Lorriane Sallata, Marie McQueen, Dam Smith III and Jay Cooke. Nays – None.

**5105 Winchester Bayfront LLC, Daniel Borkson-5105 Winchester Ave, Block 100, Lot 12. Seeking a waiver from the grass governor strip that that was previously agreed upon but not provided.

Brian Callaghan is the attorney for the applicant presents the application.

Mr. Callaghan states that the installation of a governor strip would cause damage to the City project that installed the new inlets and piping. Pursuant our agreement with the City the

piping was run over our land out to Bay. We believe to rip up the concrete and put in the grass would only cause problems with the existing piping that is underground.

Jon Barnhart Licensed Engineer still under oath, gives his testimony. He states that although Mr. Borkson did not put in a governor strip he did in fact put in 41 shrubs and 3 trees.

Board has discussion concerning the fact that the governor strip was not provided and reasons as to why the applicant did not provide what was agreed upon.

Public portion opens at 7:32

Public portion closes at 7:32

Seeing that there are no further comments from the board Mr. Bergman reviews requirements of prior conditions. States new condition set forth by the Board.

Motion made to approve the waiver of the grass governor strip by Tom McAdam and second by Roman Zabihach. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Tom McAdam, Roman Zabihach, Lorriane Sallata, Marie McQueen, Dan Smith III, Jay Cooke. Nays- None.

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

Meeting adjourned at 7:37pm.

