

# Ventnor City Planning Board

## Minutes

November 28, 2016

6201 Atlantic Ave Ventnor, N.J 08406

Meeting started at 6:38pm

1. Flag Salute

2. Roll Call

Present

Absent

Roman Zabihach  
Tom McAdam  
Jay Cooke  
Mike Weisen  
Peter Tocco  
Tim Koob  
Leonard Mordell  
Marie McQueen

Commissioner Landgraf  
Dan Smith III  
Lorraine Sallata  
Dan Smith IV  
Captain Culbertson

Professionals  
Stan Bergman Esq  
Craig Hurless

3. Adoption of November 9, Meeting minutes 2016. Motion made by Tom McAdam and second by Roman Zabihach.

4. Adoption of Resolutions:

P-57-2016-Frank Laverde-5402 Winchester Ave, Block, 105, Lot 2. Requesting C Variances

P-58-2016- Peter Benedict-902 N Cornwall Ave, Block 414.01, Lot 11. Requesting C Variances

5. Introduction of Master Plan- James Ratella gave a brief discussion on the progress regarding the Master Plan.

6. Applications:

\*\*Steven Eisenberg-108 S Melbourne Ave, Block 40, Lot 11 Requesting C Variances. Represented himself. Also present was Architect Bob Lolio 299 White Horse Pike, Atco, NJ 08004 and Ben Bergen Builder 237 Don Rd Buena Vista, NJ. This site is currently a vacant lot. Applicant proposes to construct a new three story Dwelling which will provide parking underneath the structure in a garage. Parking for 4 cars in the garage and driveway. First floor elevation will be at 18.08 feet. Applicant proposes to construct a new first story porch and stairs, a second story porch, and a third story deck on the front of the structure. Variances requested are as follows: front yard setback (covered porch) has proposed setback of 11.6 where conforming is 12ft, third story deck has a proposed setback of 11.6ft where conforming is 12ft. The building height for the structure

is 38.4ft where conforming is 35. The maximum eave height/roof slope envelope is 23ft where conforming is 23ft. The dormer projection on the right side yard is non-conforming as well as the left side yard. The curb cut has a proposed length of 23ft where conforming is 10ft. Applicant states that the 4 parking spaces will not be an issue due to the fact they are unable to park due to a fire zone. He also states the dormer project will be esthetically pleasing.

Public Portion opens at 6:55.

Public portion closes at 6:55.

Jay Cooke opens discussion to the board. He asks Mr. Eisenberg if he is in agreement with the Board engineer's report. Mr. Eisenberg is in agreement with Mr. Hurless's report. Mr. Hurless gives a summary of his report.

Motion made to approve By Tom McAdam and 2<sup>nd</sup> by Roman Zabihach.

Votes Taken:

Mike Weisen- Yes, this application has a lot of variances, but answered all question in a professional manner.

Roman Zabihach- yes, Approves, Variances are due to the Dormer Tower. Asset to the street.

Tom McAdam-yes, Variance is minimal. Beautiful impact on the city. Applaud architect for design.

Marie McQueen-yes, Beautiful design. All triggered by the dormer. Good for community.

Leonard Mordell-yes, affirmative

Peter Tocco-yes agrees with what was stated above. Beautiful plan.

Jay Cooke-Yes, in favor, spirit of the plan is congruent to the master plan.

Motion carries: 7 YES/ 0 No

\*\*Bonnie Zurawski- 806 N Cambridge Ave, Block 386, Lot 13, Requesting a C Variance.

Represented by Robert Belasco Esq. Also present was Bonnie Zurawski homeowner and Adan Crossland Architect 3323 Simpson Ave Ocean City NJ. Mr. Belasco states that this is an existing single family dwelling which the applicant proposes to conform to the current Fema requirements. The applicant also proposes to provide parking underneath the structure and in driveway 4 spots are proposed. The proposed finished floor elevation will be at 18.0ft to allow for the parking. Also interior renovations are being proposed as well as an additional bedroom. Mr. Belasco states that this is a preexisting structure. A new first story deck and stairs in front of the dwelling are proposed as well as in the rear. The variances requested are for side yard setback 8ft is required and 8.3ft is proposed, rear yard setback 15ft required and 8.8 is requested and for curb width, 10ft is required and 20ft is proposed.

Applicant states she is raising to avoid potential flood damage.

Adam Crossland states there is no negative impact on the neighborhood. The home will be esthetically pleasing with 30 shrubs and bushes, brick columns and brick base from grade to first floor.

Public portion opens at 7:15

Public portion closes at 7:15

Mr. Hurless summarizes his report and the applicant agrees to comply.

Motion made to approve by Roman Zabihach and 2<sup>nd</sup> by Tom McAdam.

Vote taken:

Mike Weisen-Yes, Nice to see a simple application explained a simple way. Architect did a great job.

Roman Zabihach-yes, approves sees the curb cut as a gain.

Tom McAdam-yes, Improvement to the area, best application in years.

Marie McQueen-yes, votes in favor, this was a hardship and is a beautiful plan.

Leonard Mordell-yes, Preexisting except for curb cuts beautiful plan.

Peter Tocco-yes, affirmative doesn't feel the curb cut will affect the neighborhood.

Jay Cooke-yes, meets spirit and intent of master plan. Compliments design team and owner.

Motion carries: 7 YES/0 NO

\*\*Subash Chakraborty-131 N Newport Ave, Block 169, Lot 27, Requesting C and D Variances.

Represented by Robert Bolton Architect, 207 Ramblewood parkway, Mt Laurel NJ.

Mr. Bolton states that the property is an existing two family dwelling attached along a common party wall. The applicant proposes to demolish his half of the existing dwelling and construct a new dwelling in its place. It will be the exact footprint and square footage. The bottom portion of the dwelling will be stucco. The proposed finished floor will be at elevation 14.0 ft. No off street parking is being proposed. All variances are non-conforming and exist as they are now. Will meet flood requirements.

Public portion opens at 7:33

Nick Hallowell 129 N Newport Ave speaks, He is the attached to 131 N Newport and is very concerned that his home will be damaged. Mr. Bolton address the matter and assures him that it will be fine.

Public portion closes at 7:42

Mr. Hurless summarizes his report. Applicant agrees to Mr. Hurless's report.

Motion to approve made to approve by Tom McAdam 2<sup>nd</sup> by Marie McQueen.

Votes Taken:

Roman Zabihach- Yes, but thinks both sides should be done at the same time.

Tom McAdam-yes, Improvement to the neighborhood.

Marie McQueen-yes, agrees improvement to the neighborhood.

Leonard Mordell-yes, new construction same a raising a home.

Tim Koob- Yes, It is unfortunate that the two attached properties could not be addressed as a single unit but support the flood resiliency actions by the applicant.

Peter Tocco-Yes agrees with Roman wishes both sides should be done at the same time.

Jay Cooke-yes, in favor flood resiliency in regards with the master plan.

Motion carries: 7 YES/ 0 NO

Motion to adjourn by Tom McAdam and 2<sup>nd</sup> Marie McQueen 7:55pm

