

Ventnor City planning Board

Minutes

September 12, 2018, 6:30pm

Vice Chairman Tom McAdam Called the meeting to order at 6:42pm.

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 meetings. He also advised the Board on the intent of the meeting and procedure which to follow.

1. Flag Salute
2. Roll Call

Present

Mike Wiesen
Tom McAdam
Roman Zabihach
Lorraine Sallata
Dan Smith III
Leonard Mordell
Greer Gaskill
Wendy Bartlett

Absent

Commissioner Landgraf
Jay Cooke
Tom Halpin
Peter Tocco
Tim Koob

Professionals

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer; Professional Planner

3. Minutes

Motion was made to adopt August 27, 2018 minutes by Leonard Mordell and second by Roman Zabihach and were unanimously approved.

4. Resolutions

Motion to approve the following resolutions was made by Dan Smith III and second by Leonard Mordell and were unanimously approved.

P – 36 – 2018 – Diane Grant – 10 S Marion Ave.

P – 37 – 2018 – Shore Thing Property LLC – 6707 Winchester Ave.

P – 38 – 2018 – Craig & Joan Glick – 906 N Cornwall Ave.

P – 39 – 2018 – Recommending and transmitting to the City of Ventnor Board of Commissioners a recommendation to extend the City Commercial Zoning District to include Block 120, Lots 4 and 5 and Block 69, Lot 1.07.

P – 40 – 2018 – Supporting the Bicycle and Pedestrian Plan.

5. Applications

**Paul Steinberg – 11 N Nashville Ave – Block 96, Lot 6, located in an R – 7 zone. The applicant is seeking a Certificate of Non Conformity.

Dee Kraemer, Licensed Realtor in the State of New Jersey, is sworn in and gives a brief testimony regarding the need for a Certificate of Non Conformity.

Mrs. Sallata inquires as to why the applicant is seeking a Certificate of Non Conformity.

Mr. McLarnon explains the zoning regulations.

Public portion opens.

Public portion closes.

A motion to confirm the administrative Certificate of Non Conformity issued in 1998 was made by Roman Zabihach and seconded by Lorraine Sallata. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Mike Wiesen, Tom McAdam, Roman Zabihach Lorraine Sallata, Dan Smith III, Leonard Mordell and Greer Gaskill. Nays; None.

**Gary & Linda Goldsmith – 107 S Newark Ave, Block 34, Lot 3, located in an R – 3 zone. The applicant is requesting C variance for front yard setback. The applicant is proposing to construct a new permanent frame for an awning to replace a retractable awning.

Gary Goldsmith, property owner, is sworn in.

Mr. McLarnon, Board Engineer, is sworn in and reads his review dated September 9th 2018.

Mr. Goldsmith, Gives a brief history of the property and the need for a new awning.

Mrs. Sallata inquires as the new permanent frame.

Mrs. Sallata states her concerns as to the permanent frame becoming a roof. Mrs. Sallata would like to set forth a conditional of approval, stating that the awning will be seasonal and shall be removed with the change of seasons.

Mr. Goldsmith agrees to the conditions.

Public portion opens.
Public portion closes.

Mr. Manos reviews the C variance for front yard setback, with a condition of approval.

Motion to approve the C variance for a front yard setback, with a condition of approval was made by Lorraine Sallata and second by Roman Zabihach. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Mike Wiesen, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Leonard Mordell and Greer Gaskill. Nays; None.

There being no further business, the motion to adjourn was made by Roman Zabihach and second by Greer Gaskill and was unanimously approved.

Full meeting is available on audio.
Respectfully submitted
Patti Kedziora