

Ventnor City Planning Board

March 28, 2022

- Start of Meeting: 6:35 pm
- Flag Salute
- Roll Call

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Jay Cooke	X	
Roman Zabihach	X	
Commissioner Landgraf		X
Commissioner Kriebel	X	
Thomas Halpin		X
Lorraine Sallata	X	
Dan Smith III	X	
Mike Weissen	X	
Peter Tocco	X	
Tim Koob	X	
Greer Glaskill	X	
Don Siglin		X
Wendy Bartlett	X	

- Adoption of Minutes: 3/9/2022
 - Motion: Roman Zabihach
 - 2nd: Lorraine Sallata
 - Approve: All
- Adoption of Resolutions
 - P11-2022: Stipend Increase Board Administrator
 - P12-2022: 702 N Cambridge
 - P13-2022: 104 S Washington
 - Motion: Dan Smith
 - 2nd: Roman Zabihach
 - Approve: All
- Postponement of Applications:
 - Leo Manos reviews and explains
 - 24 S Hillside Ave
 - Abby & Ariel Segal
 - To April 25, 2022
 - 103 S Newport Ave
 - Hristos & Virginia Kolovos
 - To April 13, 2022
 - 912 N Harvard Ave
 - To April 13, 2022, or May 11, 2022

Applicant: 6517 Winchester Ave

Minor Sub-division & Variances

Represented by John Scott Abbott

Sworn in: John Cunningham

Sworn in Engineer Roger McLarnon

Engineer review:

- C variances & Sub-division – to consolidate 3 lots into 2
- Lot width is 32'
- New lot numbers confirmed with Assessor Office
- Is in direct agreement with master plan
- Request applicant to pay costs for revision to tax map

Scott Abbott:

- Plans to eliminate a lot
- Was a bad lot – City tore down old home
- Plans to divide combined lots down the middle with each getting half
- Lot numbers assigned by Assessor
- Agree to put permit monument in corner as requested
- Plan to immediately file consolidations

Jay Cooke thanks sub-committee for their work and assistance to speed up this process

Jay Cooke – Opens to public comment

- No one makes comment
- Closes public comment

Scott Abbott:

- Agree monument gets placed in new middle of properties
- Have submitted sub-division deeds
- Agree with Engineer report

Leo Manos – Attorney

- Prepares vote resolution
 - Minor sub-division
 - 3 lots to 2
 - 2.01
 - 3.01

- Reviews sizes and variances
- Reviews waivers
- Monument placed in middle of 2 properties
- Cost to pay for Tax map revision
- Motion: Roman Zabihach
- 2nd: Tim Koob
- Vote:
 - Jay Cooke – Yes
 - Consolidation a good thing
 - Commissioner Kriebel – Yes
 - Like the density reduction
 - Roman Zabihach – Yes
 - Good enhancement – Lowers density
 - Mike Weissen – Yes
 - A simple application
 - Lorraine Sallata – Yes
 - A good enhancement, like reduction in density
 - Dan Smith III – Yes
 - Thanks applicants – good application
 - Peter Tocco – Yes
 - Good enhancement
 - Tim Koob – Yes
 - Improvement to neighborhood
 - Greer Gaskill – Yes
 - Cuts density
- Application approved 9 yes, 0 no

Jay Cooke thanks applicants

Applicant: 5708 Edgewater Ave

Block 150, lots 4 & 4.01

Eric Forman

Represented by Eric Goldstein

Sworn in:

- Robert Lolio – Architect
- Tom Dase – Planner
- Eric Forman – owner

Engineer Report:

- Lots 4 & 4.01
- R7 Districts
- Various C Variances
- Hardship & Benefit variances
- New flood compliant house
 - Partially over the water
- Plan to replace bulkhead
 - NJDEP permits have been submitted
 - Plan for a water-resistant gate
- Lot is now vacant
- Variances:
 - Front yard – 12' required – 7' requested
 - Rear yard – 12' required – 0' requested – over water
 - Rear Deck – 6' required – 0 requested
 - Rear deck heights – 2' higher
 - 3rd floor deck front & rear
 - Bay Window – 30% - 5.25' vs 8'
 - At stairwell
 - Curb Cut – 18" required – 22.33' requested
 - Waiver for Landscaping
 - Should provide some – possibly raised planter beds
 - Street Trees – traditionally waive for flooding issues

Eric Goldstein

- Concur with engineer report
- Reviews plans – reviews area
- Fits on a small lot
- How to accommodate parking
 - With flooding and waves into garage and yard

- Plan was to make a smart design

Tom Dase – Planner

- Reviews site plan
- Currently a vacant lot
- Review bulkhead locations – doesn't leave much space
- Meet setbacks except inside garage
- Has an elevator in garage
- Not enough space for additional parking
 - Only way for 2 spots is the curb cut variance
- Side variance – only for stairwell – 8' because of turns
- Gate through the bulkhead – offers same protections
- Landscape coverage – have 20% and need 25%
 - Because of bulkhead space
 - In front did as much as possible
 - Plan for raised planting
 - Problem is flooding – need hearty plants

Jay Cooke – what is height of planters planned

- Plan to raise 8"-9" over curb

Jay Cooke – Planter of 2' should get above nuisance flooding

Roger McLarnon – good to put down spots through bulkhead

- Along sides have been allowing stone
- Applicant decision
- Goal is as much green space
- Astro turf is an option

Lorraine Sallata

- Reviews 23' curb cut
- Possibly landscape between drives
- Discuss problems
 - Doesn't enhance neighborhood

Commissioner Kriebel

- Discuss safety issues
- Move off street as much as possible best

Jay Cooke – alternative

- Diagonal car parking
- Would need to remove planter in middle
- Only other bad option

Commissioner Kriebel

- Discuss street issues

Lorraine Sallata

- Need to build the house on the lot you have, not the one you want

Jay Cooke

- Old house only had one parking spot

Tom Dase

- There is 2018 permit from a previous owner
- Has another year before expiration

Eric Goldstein

- Trying to make as nice as possible

Robert Lolio

- Review the plans
- About a 3400 sq. ft. house

Eric Forman – owner

- Discusses home
- 2nd floor has 3 bedrooms
 - Plan to convert one into a walking closet
 - Change to 4 total bedrooms
- Amend plan to 4 bedrooms
 - Parking variance goes away

Jay Cooke

- Amend plan to 4 bedrooms
- Now a 4-bedroom home – only 2 parking spaces needed
- Are there any adjacent properties to the rear?
 - No

Roger McLarnon

- In this area a wider curb cut is safer

Positives and Negatives

- No negatives
- Positives outweigh any negatives

Public Portion

- Jeremy Linski
 - In favor of application – explained their plan – approve

Public closed

Leo Manos – Board Attorney

- Drafts resolution
- Landscape plan will be submitted
- Opening in bulkhead is ok
- No street trees
- Bedroom 2 is converted into closet

Motion: Roman Zabihach

2nd: Greer Gaskill

Vote:

- Jay Cooke – Yes
 - Have had many of these – bad old property
 - Works with State approvals – worthy house style
 - A win-win
- Commissioner Kriebel – Yes
 - Uniquely a Ventnor Street
 - Positives outweigh the negatives – a flood compliant house
 - Difficult line to make it happen
- Roman Zabihach – Yes
 - Impressive – all justified
 - Overall positive to neighborhood
- Mike Weissen – Yes
 - Make a lot easier to use – gorgeous house – will get others to do

- Lorraine Sallata – Yes
 - Like plan – beautiful design – is an older street
 - Good to adjust plans – good luck
- Dan Smith III – Yes
 - Positives outweigh any negatives
 - Design allows others to see what they can do
 - Done in a good way
- Peter Tocco – Yes
 - Fantastic design
 - Variances all justified

Application approved 7 in favor, 0 opposed

Applicant: 106 S Princeton Ave

Block 25, Lot 9

Allen and Paula Zuckerman

Represented by Joel Fleishman, Esq.

Sworn in:

- Allen Zuckerman
- Todd Miller – QMA Architects

Roger McLarnon – Engineer

- Review report
- R3 District
- Variances:
 - Front – 12' required – 15' existing – 7' requested
 - Height – 35' required – 35.4' existing – 35.4' requested

Joel Fleishman

- Reviews plans – enclose 3rd floor deck to an office
- Lived here since 2013
- Plan to extend same roof line
- HVAC room in back plan to use as another office

Allen Zuckerman – owner

- Reviews house – when and how – 2012 and 2013
- Now working from home – work remotely
- Looking for a permanent option
 - Not using 3rd floor deck – want to close in

Todd Miller – QMA Architects

- Used pre-hurricane Sandy rules when built
- Plan to extend ridge line to extend room
- Same size as deck – about 100 sq ft
- Does not block any views – no sight line issues
- No detriment – no negative impacts

Roger McLarnon – note if tore house down could build 8' higher

Public Portion:

- No public input

Public Closed

Ask for waiver of landscaping as house is already fully landscaped

Leo Manos – Attorney

- Drafts resolution
- Variances
- Waiver of Landscaping

Motion: Roman Zabihach

2nd: Dan Smith III

Vote:

- Jay Cooke -Yes
 - Quite simple – height small amount – sight lines not an issue
 - Adjusts to environment – no negative – all positive
- Commissioner Kriebel – Yes
 - Agree as stated – plan covers needs
 - Contributes to unique architecture
- Roman Zabihach – Yes
 - Justified – looks very nice – clear and concise
- Mike Weissen – Yes
 - Looks like it is finished – finishes it off
- Lorraine Sallata – Yes
 - Looks terrific – doesn't affect anyone
- Dan Smith III – Yes
 - Won't notice any change – fits in well and tastefully
- Peter Tocco – Yes
 - Meets criteria

Application approved 7 in favor 0 opposed

Other Business:

- Commend and appreciate the sub-division committee for their work

Motion to Adjourn: Roman Zabihach

2nd: Tim Koob

Approve: all

Meeting Adjourned at 8:10 pm