

Ventnor City Planning Board

April 13, 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: 3/28/2022
 - Motion: Roman Zabihach
 - 2nd: Peter Tocco
 - Approve: All
 - Commissioner Landgraf abstains
- Adoption of Resolutions
 - P14-2022: 6517 Winchester Ave
 - P15-2022: 5708 Edgewater Ave
 - P16-2022: 106 S Princeton
 - Motion: Mike Weissen
 - 2nd: Lorraine Sallata
 - Approve: All
- Postponement of Applications:
 - Leo Manos reviews and explains
 - 103 S Newport Ave
 - To May 23, 2022
 - 8 S Melbourne Ave
 - To April 1, 2022 - possibly

Applicant: 17 S Washington Ave

Block 84, Lot 6.01

Marc & Maryse Naman

C Variances Front Yard – Enlarge front deck

Represented by Kristopher Facenda, Esq.

Sworn in: Marc Naman

Dennis Shere

Sworn in Engineer Roger McLarnon

Engineer review:

- C variances
- R4 single family district
- Substantial benefit variance
- Plan to enlarge a 1st floor deck
- Front setback – 1.75' setback and about 12" off grade
- The Board has heard others nearby and approved them
- Landscaping and street trees
 - Need to add landscaping to soften the area
- Is planned for same location as next-door deck

Jay Cooke – There are 4 houses in the same block that all are the same

Kristopher Facenda:

- Agree with Engineer report
- Would rather do more planting from the sidewalk than street trees
- Plan to remove concrete in front of new deck & add landscaping

Jay Cooke – Board wants trees and good landscaping

- Is there a plan
- Need to supply
 - Applicant will do

Lorraine Sallata – Requests are reasonable

- Questions shed on right side – seems to be about 8" off lot

Marc Naman – Owner

- Shed is not temporary
- Shower next door was built after the shed
- Not sure if there is any room in the back to relocate it
- Believe have a variance from the previous owner for the shed

Jay Cooke – Need 3' circulation around

- Would like to get to this
 - Owner – will look at – will get if possible

Kristopher Facenda

- Reviews home with owner
- Asks to describe photos supplied to Board
- There will be no 2nd floor deck
- Will be a slotted deck

Supplies Board with 4-page exhibit of photos of construction plans – labeled A1

Discusses setbacks

- Consistent with neighbors
- Look the same
- Also same as others on block
- No 2nd or 3rd floor deck
- Will result in a visual decoration
- No negatives
- Spoke with neighbors and there were not issues

Landscaping – no specifics

- Will look very nice
- Want an open look – nothing overgrown
- Want to look like the neighborhood and look good

Jay Cooke – Principal setback is 12' what is deck setback

- Deck will be 1.75' off property line

Plan to keep symmetric look with neighborhood

Roger McLarnon – deck is right up to the driveway – is owner ok with it

- Are able to pull down and open doors with no issues

Public – None

Leo Manos – Attorney

- Prepares vote resolution
 - Discuss shed
 - Commissioner Landgraf – if can show it was previously approved – then OK
 - Otherwise, must comply
 - Variance – front yard where 7' is required but 1.75' is planned
 - Landscaping plan
 - 1 street tree required
- Motion: Roman Zabihach
- 2nd: Greer Gaskill
- Vote:
 - Jay Cooke – Yes
 - 4 homes in a row – has been done before – looks good
 - Looks nice on street – adds to resort look
 - Commissioner Landgraf – Yes
 - Consistent with neighborhood, like open decks, no negatives
 - Commissioner Kriebel – Yes
 - No negatives
 - Roman Zabihach – Yes
 - Benefits and is uniform with street scape – appeal of neigh supports
 - Mike Weissen – Yes
 - More and more porches – like a close neighborhood
 - Lorraine Sallata – Yes
 - Reasonable requests, consistent with street, shed to be addressed
 - Peter Tocco – Yes
 - Consistent with rest of street, nice addition
- Application approved 7 yes, 0 no

Other Business:

- Lee Manos
 - Jim Pacanowski helping out – add on temporary basis as Alternate Board Administrator
- Jay Cooke – Asks for nominations – Jim Pacanowski – no others
 - Motion – Commissioner Landgraf
 - 2nd – Roman Zabihach
 - Approve - All

Motion to Adjourn: Commissioner Landgraf

2nd: Tim Koob

Approve: all

Meeting Adjourned at 7:00 pm