

Ventnor Planning Board

Meeting

June 24, 2019, 6:30 pm

6201 Atlantic Ave, Ventnor N.J 08406

Vice Chairman McAdam called the meeting to order at 6:33pm.

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Mike Wiesen
Tom McAdam
Roman Zabihach
Lorraine Sallata
Leonard Mordell
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Tom Halpin
Jay Cooke
Dan Smith III

Professionals

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer, Professional Planner
Carmella Malfara, Board Secretary

Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof and pursuant to the New Jersey State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and procedures which to follow.

3. Minutes

Motion to adopt June 12, 2019 minutes was made by Leonard Mordell and seconded by Greer Gaskill and were unanimously approved.

4. Resolutions

Motion to approve the following resolutions was made by Commissioner Landgraf and seconded by Lorraine Sallata and were unanimously approved with the exception of Roman Zabihach who had to abstain.

P – 21 -2019 – Greg viola & Eugenia Serafirm – 114 N Somerset Ave.

P – 22 – 2019 – Maraleew Guzzetti – 326 N Washington Ave.

P – 23 – 2019 – Patricia Johnston – 604 N Cambridge Ave.

P – 24 – 2019 – MP group, LLC – 206 N Surrey Ave.

5. Application

Lou & Cheri James – 15 S Buffalo Ave, Block 75, Lot 11, located in an R – 7 zone. The applicant is seeking C variance relief for front yard setback (1st floor deck) and front yard setback (2nd floor deck). The applicant proposes to add a second floor deck above an existing non-conforming 1st floor porch which actually encroaches into the public right of way. The proposal also includes an expansion of the encroachment of the first floor porch.

Giovanni Esposito, Licensed Contractor in the State of New Jersey, is sworn in.

James Duble, Licensed Architect, in the State of New Jersey, is sworn in.

Mr. Esposito, presents the application.

Mr. McAdam would like clarification as to which plan will be used.

Mr. McLarnon, Board Engineer and Professional Planner, is sworn in.

Mr. Manos inquires as to Mr. Dubles credentials.

Mr. McLarnon speaks of the encroachment.

Mr. Duble states that wood deck will be built over the existing stairs and porch.

Mr. McLarnon, reviews the two variances for the first floor and second floor decks and also explains that an encroachment licenses will be needed.

Mr. Manos inquires as to the width of the deck.

Mr. Manos inquires as to the applicant understanding the definition of encroachment.

Commissioner Landgraf inquires as to the porch width.

Mr. McLarnon recommends turning the steps so that the encroachment would not be necessary.

Commissioner Landgraf inquires as to the platform being existing.

Mr. Esposito states the applicant will demolish the existing steps and porch and will not encroach into the public right of way.

Public portion opens.

Lou James, Property owner, 15 S Buffalo Ave is sworn in and gives testimony as to the need for the decks.

Public portion closes.

Commissioner Landgraf inquires as to any negative impact on the neighborhood.

Mr. Esposito states the applicant will remove the planter from the public right of way and will plant shrubs.

Mrs. Sallata inquires as to the number of shrubs that shall be planted.

Mr. Mordell speaks in favor of removing the planter.

Mrs. Sallata inquires as to the width and length of the decks and if it will obstruct the neighbors view.

Mr. Manos reviews the C variances relief for the front yard setback for the first and second floor decks and removing the planter with a condition that the applicant will apply for an encroachment license.

Motion to approve C variances for the front yard setback for the first and second floor decks and removing the planter with condition a condition that the applicant will apply for an encroachment license was made by Lorraine Sallata and seconded by Tim Koob. The motion was unanimously approved seven in the affirmative and zero in the

negative. Ayes; Mike Wiesen, Tom McAdam, Roman Zabihach, Lorraine Sallata, Leonard Mordell, Peter Tocco and Tim Koob. Nays; None.

Other Business

Commissioner Landgraf has a brief discussion to inform the board of all the events that are taking place in the city.

There being no further business, the motion to adjourn was made by Lorraine Sallata and seconded by Roman Zabihach.

Full meeting available on audio

Respectfully submitted

Carmella Malfara

Planning Board Secretay

[..\ENGINEERS REPORTS 2019\062119 rdm ventnor planning board engineering report Block 75 Lot 11 15 South Buffalo Avenue.pdf](#)