

Ventnor City Planning Board

Minutes

August 26, 2019, 6:30pm

6201 Atlantic Ave, Ventnor City N.J 08406

Chairman Cooke called the meeting to order at 6:40pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Mike Wiesen

Jay Cooke

Tom McAdam

Roman Zabihach

Lorraine Sallata

Dan Smith III

Peter Tocco

Tim Koob

Greer Gaskill

Absent

Tom McAdam

Leonard Mordell

Wendy Bartlett

Professional

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer and 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 procedure which to follow.

3. Minutes

Motion to adopt August 14, 2019 minutes was made by Tom McAdam and seconded by Tim Koob and was unanimously approved, with the exception of Roman Zabihach who had to abstain.

4. Resolutions

Motion to adopt the following resolutions was made by Tim Koob and seconded by Tom McAdam and were unanimously approved, with the exception of Commissioner Landgraf and Roman Zabihach.

P – 31 – 2019 – Jeffery and Beth Lustig – 15 S Lafayette Ave.

P – 32 – 2019 – Bellmawr Holdings, LLC – 6503 – 13 Ventnor Ave.

5. Applications

** Susan Reiman – 22 S Buffalo Ave, block 76, lot 25, located in an R – 7 zone. The applicant is seeking C variance relief for front yard setback and building coverage. The applicant proposes to add a second-floor deck above an open area used for off street parking. The applicant is being represented by James Swift Esq.

Susan Reiman, property owner, 22 S Buffalo Ave, is sworn in.

Peter Weiss, Licensed Architect, in the State of New Jersey, is sworn in.

Roger McLarnon, Board Engineer and Professional Planner, is sworn in and reads his review dated July 7, 2019, which is attached. Mr. McLarnon states as a condition of approval an encroachment licenses will be required.

James Swift, Attorney for the applicant, reviews the history of the property and the application.

Mr. Weiss, presents the design and gives testimony as to the variances.

Mr. McAdam inquires as to the proposed deck being covered.

Mrs. Sallata inquires as to the dimensions of the deck.

Mr. Zabihach suggests adding additional landscape.

Mr. Swift, on behalf of the applicant agrees.

Commissioner Landgraf inquires as to the width of the curb cut.

Mr. McAdam inquires as to when the property was purchased.

Mr. Cooke inquires as to the deck impeding on the driveway.

Commissioner Landgraf inquires as to the distance from the shed to the front of the property. He also states his concerns as to the number of parking spaces being only two for a five-bedroom dwelling.

Public portion opens.

Public portion closes.

Commissioner inquires as to the grade level deck behind the shed.

Mr. Cooke would like to see additional parking.

Mr. Swift, on behalf of the applicant, states the property owner wishes to convert a bedroom into a bathroom in which an extra parking space will not be required.

Mr. Manos review the C variance for front yard setback (2nd floor deck) with conditions.

Motion to grant approval for C variance for front yard setback (2nd floor deck) with conditions was made by Roman Zabihach and seconded by Tom McAdam. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata and Dan Smith III. Nays; None.

Mr. Cooke recuses himself.

Vice Chairman McAdam steps in.

**FMG Properties, LLC – 6100 Burk Ave – block 414, lot 30, located in an R – 11 zone. The applicant is seeking approval for a minor subdivision and C variance for lot width on both lots. The applicant is being represented by Eric Goldstein Esq.

Robert Catalano, Licensed Land Surveyor, in the State of New Jersey, is sworn in.

Eris Goldstein, Attorney for the applicant, presents the applicant.

Mr. Catalano gives testimony as to the subdivision.

Mr. Smith III inquires as to wet lands.

Mr. McLarnon reads his review dated August 23, 2019 which is attached. Mr. McLarnon states that there were no waivers requested but recommends that the applicant request some.

Commissioner Landgraf inquires as to an error on the plans.
Mr. Smith III inquires as to the side yard setback.

Public portion opens.

Laura McQuay, property owner, 6002 Burk Ave, is sworn in and is not in favor of the subdivision.

Colleen McVey, property owner, 6000 Burk Ave, is sworn in and is not in favor of the application.

Joe Calvi, property owner, 5902 Burk, is sworn in and speaks against the application.

Matt McCarron, property owner, 6004 Burk Ave, sworn in, speaks against the application.

Public portion closes.

Mr. Goldstein, states that the subdivision will not have a negative impact on the neighborhood.

Mr. Smith III inquires as to deed restrictions.

Frank Gussioni, property owner, 6001 Burk Ave, is sworn in, and gives a brief history of the property.

Mr. Wiesen would like clarification as to the plans submitted.

Mr. McAdam, inquires as to building one home.

Mr. Manos reviews the minor subdivision with C variances for lot width on both lots.

A motion to approve minor subdivision with C variances for lot width on both lots was made by Roman Zabihach and seconded by Peter Tocco. The motion was denied nine in the negative and zero in the affirmative. Nays; Commissioner Landgraf, Mike Wiesen, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob, Greer Gaskill, Tom McAdam. Ayes; None.

Mr. Cooke returns to the dais.

**David & Jodi Hassman – 110 S Melbourne Ave, block 40, lot 12, located in an R – 3 zone. The applicant is seeking C variances for side yard setback (building), side yard setback (deck), rear yard setback (building), rear yard setback (deck), lot Coverage, dormer offset (ocean side), dormer offset (street side), dormer offset (roof edge), dormer width (street side) and third floor deck setback. The applicant is proposing to construct a new single-family dwelling. The applicant is being represented by Christopher Baylinson Esq.

Mr. Baylinson, Attorney for the applicant, presents the application.

Stephen Fenwick, Licensed Architect, in the State of New Jersey, is sworn in and presents the design and explains the variances.

Mr. Zabihach inquires as to using gables in place of dormers.

Mr. McLarnon, reads his review dated August 12, 2019, which is attached. Mr. McLarnon states that the variance for lot coverage has been eliminated and as a condition of approval a survey must be submitted.

Public portion opens.

Public portion closes.

Mr. McAdam inquires as to parking.

Commissioner Landgraf speaks of the dormers.

Mr. Manos reviews the C variances for side yard setback (building), side yard setback (deck), rear yard setback (building), rear yard setback (deck), dormer offset (ocean side), dormer offset (street side), dormer offset (roof edge), dormer width (street side) and third floor deck setback with a condition of approval that a survey will be submitted along with a waiver for street trees.

A motion to approve the C variances for side yard setback (building), side yard setback (deck), rear yard setback (building), rear yard setback (deck), dormer offset (ocean side), dormer offset (street side), dormer offset (roof edge), dormer width (street side) and third floor deck setback with a condition of approval that a survey will be submitted along with a waiver for street trees was made by Roman Zabihach and seconded by Tom McAdam. The motion was unanimously approved seven in the affirmative and zero in the negative, Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata and Dan Smith III. Nays; None.

**Andrew & Elizabeth Feriozzi – 312 N Dudley Ave, block 215, lot 5, located in an R – 2 zone. The applicant is seeking a minor subdivision approval along with C variances for lot area and lot width for both lots. The applicant is being represented by Scott Abbott Esq.

Scott Abbott, Attorney for the applicant, presents the application.

Elizabeth Feriozzi, property owner, 312 N Dudley Ave, is sworn in.
James Abbott, 111 S Cambridge Ave, is sworn in.

Mr. Cooke inquires as to the existing home being a torn down.

Mr. McAdam is in favor of new construction.

Mr. McLarnon, reads his review dated August 19, 2019, which is attached. Mr. McLarnon recommends that waivers be requested as well as a condition of approval the existing home shall be torn down.

Mr. Abbott, on behalf of the applicant agrees.

Public portion opens.

Public portion closes.

Mr. Manos reviews the minor subdivision and C variances lot area and lot width for both lots.

Motion to approve minor subdivision and C variances lot area and lot width for both lots was made by Roman Zabihach and seconded by Jay Cooke. The motion was approved eight in the affirmative and one in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III and Peter Tocco. Nays; Tim Koob.

There being no further business, the motion to adjourn was made by Tom McAdam and seconded by Commissioner Landgraf and unanimously approved.

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary /Administrator

[..\Engineer Report 22 S Buffalo.pdf](#)

[082319 rdm ventnor planning board engineering revised report 6001 Burk Avenue
Minor subdivision R1.pdf](#)

[..\081219 rdm ventnor planning Board planning and engineering report 110 South
Melbourne Avenue.pdf](#)

[081919 rdm ventnor planning board engineering revised report 312 North Dudley
Avenue Minor subdivision R1.pdf](#)

