

# Ventnor City Planning Board

## Minutes

September 11, 2019, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:36pm.

1. Flag Salute
2. Roll Call

### Present

Commissioner Landgraf  
Mike Wiesen  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Lorraine Sallata  
Leonard Mordell

### Absent

Tom Halpin  
Dan Smith III  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Wendy Bartlett

### Professionals

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

### 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 approve August 26, 2019 minutes was made by Roman Zabihach and seconded by Tom McAdam and were unanimously approved, with the exception of Leonard Mordell who had to abstain.

#### 4. Resolutions

Motion to approve the following the resolutions was made by Tom McAdam and seconded by Lorraine Sallata and were unanimously approved, with the exception of Leonard Mordell who had to abstain.

P – 33 – 2019 – Susan Reiman – 22 S Buffalo Ave.

P – 34 – 2019 – FMG Properties, LLC – 6001 Burke Ave.

P – 35 – 2019 – David & Jodi Hassman – 110 S Melbourne Ave.

P – 36 – 2019 – Andrew & Elizabeth Feriozzi – 312 N Dudley Ave.

#### 5. Applications

Michael & Christine Walsh – 6808 Atlantic Ave, block 34, lot 7, located in an R – 3 zone. The applicant is seeking C Variance relief for a rear yard setback and a waiver for street tress. The applicant is proposing to install an 8x12 shed.

Michael Walsh, property owner, 6808 Atlantic Ave, is sworn in.

Roger McLarnon, Board Engineer, Professional planner is sworn in and reads his review dated September 11, 2019.

Mr. McLarnon inquires as to the number of bedrooms.

Mr. Walsh, gives testimony as to the need for the shed and its location.

Mr. Cooke inquires as to the existing pergola being demolished.

Mr. Cooke inquires as the location of the shed impeding emergency personal from accessing the property.

Mr. Cooke inquires as to the size of the shed.

Mrs. Sallata inquires as to the landscape.

Mr. Walsh states that he has a landscaping plan.

Mr. McLarnon states as a condition of approval a landscape plan will be required.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variance for rear yard setback, a waiver for street trees and a condition of approval where as a landscape plan shall be submitted.

Motion to approve C variance for rear yard setback, a waiver for street trees and a condition of approval where as a landscape plan shall be submitted was made by Tom McAdam and seconded by Roman Zabihach. 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 Leonard Mordell. Nays; None.

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

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary/ Administrator