

Ventnor City Planning Board

Minutes

November 25, 2019, 6:30pm

6201 Atlantic Ave, Ventnor City N.J 08406

Chairman Cooke called the meeting to order at 6:34pm

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Commissioner Kriebel

Jay Cooke

Tom McAdam

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

Absent

Tom Halpin

Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer, Board 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 November 13, 2019 minutes was made by Roman Zabihach and seconded by Tom McAdam. The motion was unanimously approved, with the exception of Commissioner Landgraf, Lorraine Sallata and Tom McAdam which had to abstain.

4. Resolutions

Motion to approve the following resolutions was made by Tim Koob and seconded by Peter Tocco, with the exception of Commissioner Landgraf, Tom McAdam and Lorraine Sallata , which had to abstain.

P – 43 – 2019 – Jerry Cohn – 102 S Washington Ave.

P – 44 – 2019 – Loren Ostroff – 112 N Swarthmore Ave.

P – 45 – 2019 – Augustine Franconeri – 509 N Somerset.

The appointed Mike Wiesen as a Class IV member.

The Ventnor Dollar General Redevelopment Plan will be postponed until a later date that has yet to be determined.

5. Applications

**Paul Polinski – 120 N Somerset Ave, block 153, lot 21, located in an R – 4 zone. The applicant is seeking C variance relief for front yard setback (building), front yard (porch), side yard setback(right) and side yard setback (left).

Paul Polinski, property owner, 120 N Somerset Ave is sworn in.

John Halbruner, Licensed Architect, in the State of New Jersey, is sworn in.

Mr. McLarnon, Board Engineer and Professional Planner, is sworn in and reads his review dated November 22, 2019, which is attached.

Mr. McLarnon identifies two additional variances, driveway length and curb cut.

Mr. Polinski, presents the application and gives a brief history of the property and the grant process and the need for the house raise.

Mr. Cooke recommends the applicant submit a landscape plan.

Mr. McLarnon informs the Board that the applicant will have two years to comply with the Landscaping ordinance.

Mr. Halbruner, presents the design and explains the variances.
Mr. McAdam inquires as to any negative criteria.

Mr. McAdam inquires as to the location of the outside stairs.

Mr. McLarnon inquires as to the FEMA grant.

Commissioner Landgraf gives clarification of the FEMA grant.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variances for front yard setback (building), front yard (porch), side yard setback(right) and side yard setback (left), waiver for landscape, driveway length and extended curb cut.

Motion to approve C variances for front yard setback (building), front yard (porch), side yard setback(right) and side yard setback (left), waiver for landscape, driveway length and extended curb cut was made by Tom McAdam and seconded by Dan Smith III. The motion was unanimously approved seven in the affirmative and seven in the negative. Ayes; Commissioner Landgraf, Commissioner Kriebel, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata and Dan Smith III. Nays; None.

6. New Business

Board interpreted the definition of lot area for beach front lots to include any deeded property outside of the seawall and up to the boardwalk. The Board intends to revisit certain standards that apply to beach front lots in the near future. However, as it stands now the Board's interpretation is that this area counts as lot area.

Public portion opens.

Eric Goldstein Esq. would like clarification as to the definition of lot area. He also inquires as to any changes that may be made to the ordinance.

Public portion closes.

The Board will have a discussion allowing arcade/game rooms up to 700sqft as an accessory use in a commercial zone.

There being no further business, the motion to adjourn was made by Tom McAdam and seconded by Tim Koob.

[112219 rdm ventnor planning engineering report 120 North Somerset Avenue.pdf](#)

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Administrator