

Ventnor City Planning Board

Minutes

August 23, 2021, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Commissioner Kriebel
Tom Halpin
Peter Tocco

Professionals

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

Procedure

Chairman Cooke announced that the meeting was 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 approve August 11, 2021 minutes was made by Lorraine Sallata and seconded by Dan Smith III and were unanimously approved, with the exception of Commissioner Landgraf, Roman Zabihach and Tim Koob who had to abstain.

4. Resolutions

Motion to approve the following Resolutions was made by Dan Smith III and seconded by Lorraine Sallata and were unanimously approved, with the exception of Commissioner Landgraf, Roman Zabihach and Tim Koob, who had to abstain.

5. Application

**Timothy Bradley – 5904 Boardwalk, block 18, lot 1.01, located in the R-1 zone. The applicant is seeking C variance for the third-floor deck and possible others.

Roger McLarnon, Board Engineer & Planner is sworn in.

John Obelenus, New Jersey Licensed Architect, 102 S 8th Street, Vineland N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review dated August 17, 2021, which is attached.

Mr. Obelenus states the home is under construction and all permits have been approved. He describes the conditions of the site and explains the layout of the dwelling. He explains the variance being requested and the need for the deck.

Mr. Cooke inquires as to the materials being used for the proposed deck.

Mr. Obelenus states the deck will be fiber glass.

Commissioner Landgraf asks Mr. Obelenus to confirm that the deck will be aesthetically pleasing.

Mr. Cooke inquires as to the number of parking spaces.

Public portion is open.

Public portion is closed.

Mr. Smith inquires as to a landscape plan.

Mr. McLarnon states the landscape will comply. He also asks Mr. Obelenus if the ramp will be ADA compliant.

Mr. Manos reviews the C variance for the third-floor deck out of the building envelop, along with a waiver for streets as well as the ramp being ADA compliant.

Motion to approve C variance was made by Roman Zabihach and seconded by Lorraine Sallata. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen and Tim Koob. Nays; None.

6. Other Business

Mr. McLarnon has a brief discussion regarding ordinance changes to the bulkhead requirements and changes to the R-7 zone.

There being no further business, motion to adjourn was made by Lorraine Sallata and seconded by Tim Koob.

Full meeting is available on tape.

Respectfully submitted

Carmella Malfara
Planning Board Administrator/Secretary