

Ventnor City Planning Board

Agenda

January 23, 2023, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

1. Flag Salute
2. Roll Call
3. Adoption of January 11, 2023 minutes.
4. Adoption of Resolutions
 - P – 4 – 2023 – Board Chairman – Jay Cooke, Board Vice Chairman – Roman Zabihach, Board Secretary - Carmella Malfara
 - P – 5 – 2023 – Board Engineer & Planner – Roger McLarnon, Board Solicitor – Leo Manos Esq.
 - P – 6 – 2023 – Marcos & Andrea Lopez – 111 S Swarthmore Ave.
5. Applications
 - **Jeff Bergman – 4917 Ventnor Ave, block 91, lot 3, located in the Commercial Mixed-Use Zone. The applicant is seeking C variance relief to add a 6-foot-high vinyl fence at the side and rear of the property.
 - **Luigi Sabatini – 10 N Dudley Ave, block 113, lot 5, located in the R-5 zone. The applicant is seeking C variance relief to extend a second level deck on the bayside of the property.
 - **Christoforos Pylaras & Andrea Houtras – 6717-6719 Atlantic Ave, block 75, lot 5 & 6, located in the R-7 zone. The applicant is seeking relief for D “USE” variance to clarify the legal use of these two properties as a first-floor office space and two three-bedroom residential units located on the second floor and third floor. The applicant intends to consolidate the two properties into one block and lot. The applicant is being represented by Scott Abbott Esq.

 - **6900 Ventnor RKPZ, LLC – 6900 Ventnor Ave, block 78, lot 12, located in the R-7 Zone. The applicant is seeking Preliminary and final subdivision approval, conditional use permit, along with C variances for

front yard setback, front yard (porch), side yard setback, rear yard setback and possible others to construct two single-family residential units. The applicant is being represented by Nicholas Talvacchia Esq.

6. Other Business