

Ventnor City Planning Board
Agenda
December 13, 2023, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

1. Flag Salute

2. Roll Call

3. Adoption of October 23, 2023 minutes.

4. Adoption of Resolutions

P – 44 – 2023 – Elliot & Sharon Atkins – 106 S Troy Ave.

P – 45 – 2023 – Adam & Arianna Accay – 204 N Melbourne Ave.

P – 46 – 2023 – Brian Scott Zuckerman – 14 N Washington Ave.

P – 47 – 2023 – Alan Klinger (Top Tier Holdings, LLC) – 417 N Somerset Ave.

P – 48 – 2023 – Kelly Newcomber-Saboe – 318 N Cambridge Ave.

5. Applications

**James & Dennis Boyd – 223 N Surrey Ave, block 149, lot 15, located in the R-7 zoning district seeking C variance relief for rear yard setback (decks), maximum eave height, roof overhang and possible others to construct a new single family dwelling. The applicant is being represented by Scott Abbott Esq.

** The 2017 Carmen S. Carfagno Trust – 5400 Edgewater Ave, block 150, lot 22 & 22.01, located in the R-7 zoning district seeking C variance relief for lot area, Lot depth, minimum building setback, pool setbacks, fence height and possible others to demolish an existing single-family dwelling and replace it with a new flood compliant single-family dwelling. The applicant is being represented by Nicholas Talvacchia Esq.

6. New Business

** Public hearing to investigate and determine whether the delineated area known as the Ventnor Professional Campus Study Area (Block 123, Lot 1 located at 6601 Ventnor Avenue) meets the criteria for a non-condemnation area in need for redevelopment.

Adoption of Resolution P- 49-2023 – Determining a delineated area known as the Ventnor Professional Campus Study Area, designated as Block 123, Lot 1 and having a street address of 6601 Ventnor Avenue, to be a non-condemnation area

in need for redevelopment and recommending to the Board of Commissioners of the City of Ventnor that it determine the same.

** Master Plan consistency review and recommendations concerning the Wellington Avenue Redevelopment Plan for property designated as Block 303, Lots 2.01 and 2.02 and having a street address of 4900 Wellington Avenue.

Adoption of Resolution P-50-2023 – Consistency report and recommendations pursuant to N.J.S.A. 40A:12A-7e of the Local Redevelopment and Housing Law pertaining to the Wellington Avenue Redevelopment Plan for property designated as Block 303, Lots 2.01 and 2.02 and having a street address of 4900 Wellington Avenue