

# Ventnor City Planning Board

## Minutes

October 12, 2022, 6:30pm

Chairman Cooke called the meeting to order at 6:31pm.

### 1. Flag Salute

### 2. Roll Call

#### Present

Jay Cooke  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Wendy Bartlett

#### Absent

Commissioner Landgraf  
Commissioner Kriebel  
Tom Halpin  
Mike Wiesen  
Don Siglin

#### Professionals

Roger McLarnon, Board Engineer & Professional Planner  
Leo Manos Esq., Board Solicitor  
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 procedures which to follow.

### 3. Minutes

The adoption of September 14, 2022 minutes will take place at the October 24, 2022 Planning Board meeting.

### 4. Resolutions

Motion to adopt the following resolutions was made by Roman Zabihach and seconded by Lorraine Sallata and were unanimously approved.

P – 32 – 2022 – Amanda Ricca – 207 N Sacramento Ave.

P – 33 – 2022 – Amy Vanni – 4911 Atlantic Ave.

P – 34 – 2022 – JJCC Longport LLC – 6302 Ventnor Ave.

## 5. Applications

Mr. Tocco recuses himself from the first application.

\*\*Megu Sea Isle – 6506 Ventnor Ave, block 71, lot 17, located in the Commercial District zone. The applicant is seeking C variance relief to install a sign (crab) that will exceed the 25sf that was previously proposed and approved. The applicant is being represented by Brian Callaghan Esq.

Jon Barnhart, New Jersey Licensed Engineer and Professional Planner, 400 N Dover Ave Atlantic City N.J, is sworn in and his credentials are accepted.

Mr. Callaghan, attorney for the applicant, presents the application.

Mr. Barnhart explains the variance being requested. He discusses the location of the crab. He states that the sign would not cause any detriment to the neighbors or Ventnor City's zoning ordinance. He also explains that the positive criteria outweighs the negative.

Public portion opens.

Public portion closes.

Mr. McLarnon, Board Engineer reads his review dated October 10, 2022, which is attached. Mr. McLarnon would clarification as to the sign lighting up.

Mr. Callaghan states the sign does not light, however there is lighting above.

Mr. Manos reviews the C variance to install a sign (crab) that will exceed the 25sf that was previously proposed and approved.

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

Peter Tocco returns.

\*\*Karen Gottfried – 25 N Newark Ave, block 127, lot 8, located in the R-7 zone. The applicant is seeking a minor subdivision approval along with C variances for lot area – proposed lot A&B, lot width – proposed lots A&B, side yard setback – lot A, rear yard setback – lot b, lot coverage, landscape coverage and possibly others to subdivide an existing conforming lot with an existing single-family dwelling into two non-conforming lots. The applicant is being represented by Brian Callaghan Esq.

Peter Weiss, New Jersey Licensed Architect, Oakcrest Ave, Northfield N.J is sworn in and his credentials are accepted.

Karen Gottfried, property owner, 25 N Newark Ave, is sworn in.

Jon Barnhart, New Jersey Licensed Engineer and Professional Planner, 400 N Dover Ave Atlantic City N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review dated October 10, 2022, which is attached. Mr. McLarnon states this application is a substantial benefit variance the subdivision is triggering the variances.

Mr. Callaghan, attorney for the applicant, presents the application and gives history of the property. He also states if the existing dwelling were to be demolished the applicant would be permitted to build a two-family side by side dwelling without coming before the Board.

Ms. Gottfried, property owner, gives testimony as to the need to subdivide the lot and build a single-family dwelling on the proposed lot B.

Mr. Weiss, presents the design and describes the proposed layout.

Mr. Callaghan asks Mr. Weiss to confirm that a governor's strip will be added.

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

Mr. Weiss states parking will comply.

Mr. Barnhart explains the variances being requested. He discusses the subdivision and the condition of the site. He confirms that a two-family side by side dwelling is permitted to be built on the subject lot.

Mr. Callaghan asks Mr. Barnhart to confirm that the plans submitted would not cause any detriment to the neighbor's or Ventnor City's zoning ordinance. He also asks Mr. Barnhart to confirm that the positive criteria outweigh the negative.

Mr. Cooke inquires as to relocating the shed and if the applicant wishes amend the application.

Mr. Koob inquires at the time of purchase, did Ms. Gottfried purchase one lot or two.

Mr. Callaghan states the lot has always existed as one. He believes that the shed placement caused the city to consolidate the lot.

Mrs. Sallata would like clarification of the setbacks of the existing dwelling.

Public portion opens.

Jeffrey Miller, property owner, 18 N Wissahickon Ave, is sworn in and states his concerns as to the location of the proposed dwelling being too close to his home.

Maureen Gottfried, property owner, 107 S Rosborough Ave, is sworn in. She states she is the sister to Karen Gottfried and gives testimony for the need to build the proposed dwelling. She speaks in favor of the application.

Steve Imperial, property owner, 20 N Wissahickon Ave, inquires as to the side yard setback. He is not in favor of the application.

Public portion is closed.

Mr. Callaghan states he will amend the application, which will remove the side yard setback.

Mr. Manos reviews the subdivision and the C variances for lot area – proposed lot A&B, lot width – proposed lots A&B, rear yard setback – lot b, lot coverage, landscape coverage with conditions such as a governor's strip will be added as well as demolishing the existing shed and any other conditions set forth in Mr. McLarnon's report.

Motion to approve the subdivision and the C variances was made by Roman Zabihach and seconded by Peter Tocco and was denied four in the affirmative and four in the negative. Ayes; Jay Cooke, Dan Smith III, Peter Tocco and Greer Gaskill. Nays; Roman Zabihach, Lorraine Sallata, Tim Koob, and Wendy Bartlett.

\*\*Gustavo & Susan Does – 6904 Monmouth Ave, block 182, lot 18, located in the R-7 zone. The applicant is seeking C variance relief for front yard setback- principle building Rosborough Ave, front yard setback- principle building Monmouth Ave, front yard setback- decks and proches, side yard setback – left, building height, lot coverage, landscape coverage and possibly others to elevate and construct an addition on a non-flood compliant single-family dwelling. The applicant is being represented by Christopher Baylinson Esq.

Thomas Does, New Jersey Licensed Architect, is sworn in and his credentials are accepted.

Mr. Baylinson, attorney for the applicant presents the application. He states that the application will be amended whereas the lot coverage variance shall be removed, the building height will be adjusted as well as the removal of the garage.

Mr. Does presents the design and the proposed layout. He explains the variances being requested and describes the condition of the site. He also explains the materials being used on the exterior of the dwelling.

Mr. Baylinson asks Mr. Does to confirm that the plans submitted would not cause any detriment to the neighbor's or Ventnor City's zoning ordinance. He also asks Mr. Barnhart to confirm that the positive criteria outweigh the negative.

Mr. Cooke inquires as to a parking variance.

Mrs. Sallata inquires as to the lot coverage, after the garage is removed.

Mr. Cooke inquires as to the number of street tree that will be added.

Mr. McLarnon states two street trees are required for frontage. He states a landscape plan shall be submitted for compliance.

Mr. McLarnon reads his review dated October 10, 2022, which is attached. He states three street trees is adequate, one tree on Rosborough Ave and two on Monmouth Ave.

Mr. Zabihach inquires as to the fence location.

Mr. McLarnon states the existing fence will be removed and a new fence shall be placed on the property.

Public portion opens.

Public portion is closed.

Mr. Manos reviews the c variances for front yard setback- principle building Rosborough Ave, front yard setback- principle building Monmouth Ave, front yard setback- decks and proches, side yard setback – left, building height, landscape coverage along with a waiver for landscape plan and a survey older than two years old. He also states the conditions in Mr. McLarnon’s report whereas the fence shall be removed and replaced, the garage will be eliminated and a driveway will be added as well as one street tree on Rosborough Ave and two trees on Monmouth Ave shall be added.

Motion to approve C variances was made by Tim Koob and seconded by Lorraine Sallata. The motion was approved seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

There being no further business, the motion to adjourn was made by Peter Tocco and second by Tim Koob.

Full meeting is available on audio.

Respectfully submitted  
Carmella Malfara  
Planning Board Secretary/Administrator

[101022 rdm ventnor planning engineering report 6506 Ventnor Avenue - MEGU Sea Isle LLC.pdf](#)

[101022 rdm ventnor planning engineering report 25 North Newark Avenue Minor subdivision.pdf](#)

[101022 rdm ventnor planning engineering report 6904 Monmouth Avenue - revised.pdf](#)

