

Ventnor City Planning Board

Minutes

November 9, 2022, 6:30pm

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

1. Flag Salute
2. Roll Call

Present

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

Absent

Commissioner Landgraf
Commissioner Kriebel
Tom Halpin
Mike Wiesen
Wendy Bartlett
Don Siglin

Professionals

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

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 the procedures which to follow.

3. Minutes

Motion to adopt October 24, 2022 minutes was made by Dan Smith III and seconded by Lorraine Sallata and were unanimously approved.

4. Resolutions

Motion to approve the following Resolutions was made by Roman Zabihach and seconded by Tim Koob and were unanimously approved.

P – 38 – 2022 – Histos & Virginia Kolovos – 103 S Newport Ave.

P – 39 – 2022 – Ventnor Plaza LLC, - 5000 Wellington Ave.

P – 40 – 2022 – New Heights VC LLC, - 111 N Dorset Ave.

5. Applications

** Louis Silverman – 110 S Surrey Ave, block 13, lot 12.01. located in the R-1 zone. The applicant is seeking C variances for lot coverage , front yard setback and possible others to construct a third floor deck that is not located within the building envelope. The applicant is being represented by Christopher Baylinson Esq.

Mrs. Sallata recuses herself from this application.

Mr. Baylinson, attorney for the applicant, informs the Board that the applicant would like to amend the application. He states that the lot coverage will be reduced to 50% and will comply with the city ordinance.

Louis Silverman, property owner, 110 S Surrey Ave, is sworn in.

Mr. McLarnon reads his review dated November 4, 2022, which is attached. Mr. McLarnon confirms that lot coverage shall comply, therefore the lot coverage variance is removed.

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

Mr. Baylinson asks Mr. Silverman to confirm that the deck will not be intrusive nor will it block any ocean views the neighbors may have. Also the setback of the home will provide light, air and space.

Mr. Cooke would like confirmation as to the setback of the building on both sides, as they appear to be different dimensions. He also inquires as to a plot plan.

Mr. Baylinson states the new plan will show the building is setback 20ft.

Chairman Cooke has questions concerning the rear deck.

Mr. McLarnon states the rear deck is within the building envelop.

Mr. Baylinson gives clarification of the setbacks for front and rear decks.

Mr. Zabihach has concerns with the architectural plans being difficult to understand.

Public portion is open.

Gene Miller, property owner, 5200 Boardwalk unit 5A, is sworn in and is not in favor of the application. He also states his concerns as to the lack of details regarding pervious and impervious coverage.

Mark Silver, property owner, 112 S Surrey Ave, is sworn in and speaks in favor of the application, however he states his concerns as new homes being built too close together.

Public portion is closed.

Mr. Cooke inquires as to the width of the deck.

Mr. Zabihach recommends postponing the application. He would like to the applicant to submit new plans as he does not feel comfortable voting on the plans submitted.

Mr. Cooke agrees with Mr. Zabihach's recommendation and a straw vote is taken. The application will be adjourned until November 28, 2022.

6. Other Business

There being no further business, the motion to adjourn was made by Roman Zabihach and second Greer Gaskill and was unanimously approved.

Full audio of this meeting is available on the Ventnor City website.
Respectfully submitted

Carmella Malfara
Planning Board Secretary/ Administrator

[..\110422 rdm ventnor engineering and planning Board report 110 South Surrey Avenue.pdf](#)

