

Ventnor City Planning Board

Minutes

January 11, 2023, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:38pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Commissioner Kriebel

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

Absent

Tom Halpin

Don Siglin

Professional

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 December 14, 2023 minutes was made by Roman Zabihach and seconded by Lorraine Sallata and were unanimously approved with the exception of Commissioner Landgraf who had to abstain.

4. Resolutions

Adoption of the following resolutions was made by Dan Smith III and seconded by Tim Koob and were unanimously approved with the exception of Commissioner Landgraf who had to abstain.

P – 1 – 2023 – Yan Pang - 1 S Baton Rouge Ave.

P – 2 – 2023 – Reno & Gina Dagostino – 106 N Buffalo Ave.

P – 3 – 2023 – Irene Goroshovsky – 109 S Frankfort Ave.

5. Re-Organization

**Board Engineer & Planner – A nomination for Roger McLarnon as Board Engineer & Planner was received, on a motion of Commissioner Landgraf and was unanimously approved.

**Board Solicitor – A nomination for Leo Manos as Board Solicitor was received, on a motion of Commissioner Landgraf and was unanimously approved.

**Board Secretary – A nomination for Carmella Malfara as Board Secretary was received, on a motion of Lorraine Sallata and was unanimously approved.

**Chairman – A nomination for Jay Cooke as Board Chairman was received, on a motion of Lorraine Sallata and was unanimously approved.

**Vice Chairman – A nomination for Roman Zabihach was received, on a motion of Dan Smith III and was unanimously approved.

**By-right subdivision committee – A nomination for Tim Koob, Peter Tocco and Wendy Bartlett was received, on a motion of Commissioner Landgraf and was unanimously approved.

6. Meeting Dates

Motion to approve 2023/2024 meeting dates was made by Roman Zabihach and seconded by Peter Tocco and was unanimously approved.

7. Other Business

Ventnor Plaza LLC, - 5000 Wellington Ave, block 304, lot 1, located in the Design Commercial District. This is an informal meeting to discuss an approval P – 39 – 2022.

Mr. Manos gives explanation of what the informal meeting will entail. He explains that this is not an application for development and that anyone from the public will be sworn in and able to speak and states their concerns regarding the Ventnor Plaza.

Mark Grecco, principal owner of Ventnor Plaza LLC, 5000 Wellington Ave, is sworn in. Mr. Grecco gives testimony as to the redevelopment of the Ventnor Plaza. He states he had a meeting with the residents on Victoria Ave concerning the paving of Little Rock Ave that will be used as an entrance and exist into the Ventnor Plaza as well as many other concerns. He also states that he has attempted to address the concerns of the residents. He has compiled a list of the resident's suggestion and requests that he is

happy to incorporate in to his plan, which is attached. He also addresses the underground storm system and water runoff.

Dan Ponzio, Professional Land Surveyor, 3910 South Blvd, Atlantic City, N.J, is sworn in and gives testimony regarding the draining system. He also discusses grading in the parking area.

Commissioner Landgraf inquires as to placing a check valve.

Public portion is open.

David Livingston, 600 A N Victoria Ave, is sworn in and states concerns as to tidal flooding. He inquires as to why the residents did not receive notice regarding the application for 5000 Wellington Ave.

Mr. Manos gives explanation as to why the residents were not notified. He explains the applicant received the 200ft list from the Tax Assessors office and notified all parties on that list. However, the list that was generated was incorrect. He states the applicant was unaware of the error.

Fred Mello, property owner, 607 B N Victoria Ave, is sworn in and states his concerns as to the paving of Little Rock Ave. He also shares his concerns for safety and suggests having a new meeting where the residents can attend. He states

Commissioner Landgraf states that the reason for the informal meeting is so the residents can share their concerns.

Bob Rosenblit, property owner, 607 A N Victoria Ave, is sworn in and discusses his concerns for noise, safety and the Paving of Little Rock Ave. He also discusses the redevelopment plan.

Stephanie Milano, property owner, 604 A N Victoria, is sworn in and discusses the 200ft list being inaccurate. She suggests having a new meeting where the residents can participate. She shares her concerns for heavy traffic and speeding vehicles. She is not in favor of the trees Mr. Grecco is proposing to add.

Commissioner Kriebel states the city will review the traffic patterns and can have police presence in that area.

Adam Malatino, property owner, 609 B N Victoria Ave, is sworn in and is in favor of the redevelopment of the Ventnor Plaza, however he is not in favor of paving Little Rock Ave. He has safety concerns regarding drunk drivers as well tractor trailers, trucks and noise.

Edward Kaminski, property owner, 603 A N Victoria Ave, is sworn in and inquires as to the site Plan. He also states he did not receive notice in 2019 when the redevelopment plan for the plaza went before the Board. Mr. Kaminski inquires as to the date regarding the change of use for Little Rock Ave.

Mr. Smith III states that Little Rock Ave is a city Street.

Chris Custodio, property owner, 605 A N Victoria Ave, is sworn in and is not in favor of paving Little Rock Ave. Mr. Custodio inquires as to the intention of the road. He inquires as to adding guard rails on Little Rock Ave for added safety. He is not in favor of adding trees along Little Rock Ave. He suggests moving the entrance so that trucks a trailers will not enter or exist on Little Rock Ave.

Commissioner Landgraf states that the city will look into extending the length of the guard rails.

Brian Giery, property owner, 609 A N Victoria Ave, is sworn in and is not in favor of adding trees as they would block his view from his rear yard. He inquires as to the width of the road as well as water drainage. He also states his concerns as to paving Little Rock Ave.

Jean LaTorre, property owner, 517 N Victoria Ave, is sworn in and has concerns with the proposed traffic patterns. She also has concerns as to paving Little Rock Ave as will as the proposed restaurant. She would like the restaurant to be relocated. She is not in favor of the proposed restaurant obtaining a liquor license.

Marion Massimiano, property owner, 711 N Little Rock Ave, is sworn in and shares her concerns regarding the paving of Little Rock Ave. She suggests moving the entrance to the opposite side of the plaza.

Mark Massimiano, property owner, 711 N Little Rock Ave, is sworn in and states his concerns for the proposed traffic pattern.

Mr. Cooke suggests the residents of Victoria Ave form a committee that can meet with City Officials to find a solution for their concerns.

Commissioner Kriebel recuses himself.

Marcos & Andrea Lopez – 111 S Swarthmore Ave, block 41, lot 1, located in the R-3 zone. The applicant is seeking C variance relief for Building height, parking spaces, parking space size (in garage), third floor deck and possible others to construct a new 3 story dwelling. The applicant is being represented by Jeffrey Barnes Esq.

Mr. McLarnon, is sworn in and reads his review dated 12/09/2023, which is attached.

William McLees, New Jersey Licensed Architect, 5 Macarthur Blvd, Somers Point, N.J, is sworn in and his credentials are accepted.

Jay Scullo, New Jersey Licensed Engineer, 137 S New York Ave, Atlantic City, N.J, is sworn in and his credentials are accepted.

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

Mr. McLees, presents the design. He describes the condition of the site as well as the layout of the proposed dwelling.

Commissioner Landgraf inquires as to the building height.

Mr. Scullo, states the existing home is 32 ½ feet in height. Mr. Scullo explains the variances being requested. He states that the third-floor deck will comply and is in the building envelop.

Mr. Barnes asks Mr. Scullo to confirm that by granting the variances requested would not cause any detriment to the New Jersey Land Use Law and that the positives outweigh the negatives.

Mrs. Sallata would like clarification on the width of the driveway.

Public portion is open.

Public portion is closed.

Mr. Manos reviews C variances for building height and parking. He states the third-floor deck will comply. A waiver for land scape is being requested as well as a conditions whereas a governors strip and an access ramp shall be added.

Motion to approve C variances was made by Roman Zabihach and seconded by Peter Tocco and was unanimously 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 Peter Tocco. Nays; None.

Commissioner Landgraf recuses himself.

Giovanni Scipione – 139 N Newport Ave, block 169, lot31 & 41, located in the R-7 zone. The applicant is seeking D Use variance along with C variances for front yard setback (building Monmouth), front yard setback (1st, 2nd, 3rd fl decks Monmouth), front yard setback (building Newport), front yard setback (1st, 2nd, 3rd fl deck Newport), rear yard setback (principal structure), building coverage, lot coverage, building height, stories, location of the 3rd fl, flat roof , off street parking and possibly others to construct a new single-family dwelling on an undersized lot.

Mr. Scipione, property owner, 139 N Newport Ave is sworn in.

Jay Sciallo, New Jersey Licensed Engineer, 137 S. New York Ave, Atlantic City, N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review dated January 10, 2023, which is attached.

Mr. Scipione gives a brief history of the property. He describes the layout and the conditions of the site. He also gives testimony as to the size of the garage.

Mr. McLarnon informs the applicant that mechanicals can not go onto a flat roof. If the applicant chooses to put them on the roof a variance is required.

Mrs. Sallata inquires as to when the demolition took place.

Mr. Sciallo explains the variances being requested. He states due to the size of the lot it is difficult to be compliant. Mr. Sciallo states parking was created due to raising the height of the building. He also states he can move the deck back.

Mr. McLarnon inquires as to the height of the height of the elevator.

Mr. Sciallo states there is no negative impact on the neighbors or the public good. He also believes the positive criteria outweighs the negative.

Mr. Zabihach inquires as to where the entrance of the garage is located.

Mr. Tocco comments how large the proposed structure will be on Monmouth Ave.

Mr. Sciallo states that Mr. Scipione will remove the roof structure if the Board finds it necessary.

Public portion is open.

Roseann Kaiser, property owner, 137 N Newport Ave, is sworn in and speaks in favor of the application. However, she is not in favor of adding street trees.

Mr. Zabihach recommends the applicant return to the Board with a modified application.

Mr. Sciallo would like to postpone the application until February 8th 2023.

Postponement is granted, Renotification is not necessary.

There being no further business, the motion to adjourn was made by Lorraine Sallata and seconded by Peter Tocco and was unanimously approved.

Full audio of this meeting can be found on the Ventnor City Website.

Respectfully submitted

Carmella Malfara

Planning Board Administrator/ Secretary

[5000 Wellington Ave.pdf](#)

[Engineer Report 2023\010923 rdm ventnor planning board engineering report Block 169 Lots 31 41 139 North Newport Avenue.pdf](#)

[120922 rdm ventnor planning board engineering report 111 South Swarthmore Avenue.pdf](#)

