

Ventnor City Planning Board

Minutes

March 8, 2023, 6:30pm

Chairman Cooke called the meeting to order at 6:32pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Kriebel

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Jessica Stilley

Absent

Mayor Landgraf

Tom Halpin

Greer Gaskill

Wendy Bartlett

Professionals

Roger McLarnon, Board Engineer & 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.

Mr. Manos makes an announcement regarding the applications of 111 S Cambridge Ave and 6917 Atlantic Ave. He informs the Board that both applications are being postponed to the March 27, 2023 Agenda. He also states the neither application will be required to republish or renotece.

3. Minutes

Motion to adopt February 27, 2023 minutes was made by Roman Zabihach and seconded by Tim Koob and were unanimously approved.

4. Resolution

Motion to adopt the following resolutions was made by Dan Smith III and seconded by Roman Zabihach and were unanimously approved.

P – 11 – 2023 – Ellen Jacobs – 6221 Winchester Ave.

P – 12 – 2023 – Kevin Bisch – 405 N Derby Ave.

P – 13 – 2023 – 6900 Ventnor PKRZ, LLC – 6900 Ventnor Ave.

5. Applications

** Scott & Sydria Schaffer – 101 S Dudley Ave, block 16, lot 4.02, located in the R-1 zone. The applicant is seeking C variance relief for front yard setback (building Dudley Ave), front yard setback (building Atlantic Ave), dormers length and possible others to enlarge a third floor by adding dormer space and also by enclosing an area on the first floor below a deck. The applicant is being represented by Eric Goldstein Esq.

Todd Miller, New Jersey Licensed Architect, 15 S Dorset Ave, Ventnor N.J, is sworn in and his credentials are accepted.

Sydria Schaffer, property owner, 101 S Dudley Ave, Ventnor N.J is sworn in.

Mr. McLarnon, Board Engineer & Planner, is sworn in and reads his review dated March 4, 2023, which is attached.

Mr. Goldstein, attorney for the applicant, presents the application. He informs the Board that the large tree on the corner of the property will be maintained.

Mr. Miller presents the design and describes the layout of the property and discusses the magnolia tree and surrounding landscape. He explains the variances being requested and the need for the addition.

Mr. Goldstein asks Mr. Miller to confirm that by granting the variances requested, will not cause any detriment to the New Jersey Municipal Land Use Law or Ventnor's zoning ordinance and that the positives outweigh the negative.

Mr. Cooke inquires as to the size of deck.

Mrs. Sallata would clarification as to the front yard setback along Dudley Ave.

Mrs. Schaffer gives a brief history of the property and the need for the expansion.

Public portion opens.

Public portion is closed.

Mr. Manos review the C variances for front yard setback (building Dudley Ave), front yard setback (building Atlantic Ave), dormers length and a waiver for a survey older than two years and any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances with conditions was made by Roman Zabihach and seconded by Tim Koob. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen and Peter Tocco.

Peter Tocco recuses himself from the 5608 Edgewater Avenue application.

**Horace & Kimberly Palmer – 5608 Edgewater Ave, block 150, lot 10 & 10.01, located in the R-7 zone. The applicant is seeking C variances for lot area, lot width, front yard setback(building), side yard setback (building left), side yard setback (deck left), side yard setback (building right), side yard setback (deck right), rear yard setback (building), rear yard setback (decks 1st & 2nd fl), rear yard deck height (2nd fl), off street parking, lot coverage, landscape and possible others to construct a new flood compliant, single family dwelling. The applicant is being represented by Eric Goldstein Esq.

Andrew Schaeffer, New Jersey Licensed Engineer, 1425 Cantillon Blvd, Mays Landing, N.J, is sworn in and his credentials are accepted.

Bard Barker, New Jersey Licensed Architect, 513 Woodland Ave, Cherry Hill, N.J, is sworn in and his credentials are accepted.

Mr. McLarnon, Board Engineer, reads his review dated March 3, 2023, which is attached. Mr. McLarnon states that a new flood compliant bulkhead will be constructed. He also recommends raise the grade in the garage to elevation 5 or 6 as well as adding raised planters.

Mr. Goldstein presents the application. He states that the applicant will agree to fill in the garage to elevation 5.

Mr. Barker presents the design as well as the layout of the proposed dwelling.

Mr. Goldstein asks Mr. Barker to confirm the width of the dwelling.

Mr. Barker states the width will be 19 ft wide.

Mr. McLarnon would clarification of the 3 ft setback.

Mr. Schaeffer, explains the variances being requested. He states the proposed dwelling is smaller than what is existing and will provides light, air and space. He states by granting the variances requested, it would not cause any detriment to the neighbor's or the Ventnor's zoning ordinance and that the positive criteria outweighs the negative.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variances for lot area, lot width, front yard setback(building), side yard setback (building left), side yard setback (deck left), side yard setback (building right), side yard setback (deck right), rear yard setback (building), rear yard setback (decks 1st & 2nd fl), rear yard deck height (2nd fl), off street parking, lot coverage, landscape with conditions whereas the garage will be filled to grade 5 and raised planters shall be added along with any other conditions in Mr. McLarnon's report.

Motion to approve C variances with conditions was made by Roman Zabihach and seconded by Commissioner Kriebel. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wisen and Tim Koob. Nays; None.

6. Other Business

Commissioner Kriebel has a brief discussion with the Board regarding improvements to the downtown area, business district.

There being no further business, the motion to adjourn was made by Commission Kriebel and seconded by Peter Tocco.

Audio of this meeting is on the Ventnor City website.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

[..\Engineer Report 2023\030423 rdm ventnor engineering and planning Board report 101 South Dudley Avenue.pdf](#)

[..\Engineer Report 2023\030523 rdm ventnor planning board engineering report 5608 Edgewater Avenue.pdf](#)