

## Ventnor City Planning Board

April 12, 2023

- Start of Meeting: 6:30 pm
- Flag Salute
- Roll Call

<u>Name</u>	<u>Present</u>	<u>Absent</u>
Jay Cooke	X	
Roman Zabihach	X	
Commissioner Landgraf		X
Commissioner Kriebel		X
Thomas Halpin		X
Lorraine Sallata	X	
Dan Smith III	X	
Mike Weissen	X	
Peter Tocco		X
Tim Koob	X	
Greer Glaskill	X	
Wendy Bartlett		X
Jessica Stilley	X	

- Adoption of Minutes: 3/27/2023
  - Motion: \_\_Roman Zabihach\_\_\_\_\_
  - 2<sup>nd</sup>: \_\_Dan Smith\_\_\_\_\_
  - Approve: All – Lorraine Sallata Abstains
- Adoption of Resolutions
  - P16-2023: 6917 Atlantic Ave – Anthony Marotta.
  - P17-2023: 111 S Cambridge Ave – Michael Samschick
  - Motion: \_\_Dan Smith\_\_\_\_\_
  - 2<sup>nd</sup>: \_\_\_\_\_Greer Gaskill\_\_\_\_\_
  - Approve: All – Lorraine Sallata Abstains

Applicant:  
Concetta Jordan  
122 N Newport Ave  
Block 171, Lot 20

Represented by Scott Abbott, Esq.

CNC to conform to a 2-family dwelling.

Sworn in:

- \_\_\_ Scott Abbott, Esq. \_\_\_\_\_
- \_\_\_ Concetta Jordan \_\_\_\_\_

Scott Abbott: Requesting a CNC for a 2-family dwelling.

- The owner has lived in the property since 1979, always a 2 unit.
- Have attached documentation to application.

Jay Cooke: What is the test year?

Scott Abbott – Ordinance says 1997 but have supplied info to 1979.

Reviews 1997 ordinance.

Bought in 1979 – was sold as a 2-unit property.

Paperwork and photos show this.

Applied for an administrative CNC in 1997 but missed the end date by a short time. Letter is included.

Has always been a duplex – all bills show the same.

Scott Abbott questions the owner Concetta Jordan

- Bought house in 1979 as a duplex?
  - Yes
- Obtained all licenses for the same?
  - Yes
- How is house rented?
  - 2<sup>nd</sup> floor rented.
  - Live on first floor.
    - As a full-time resident

House is obviously a duplex.

Jay Cooke: since 1979 how many renters?

Every year rented.

Have included in the package some of them.

Jay Cooke: did you rely on the City for info?

For some yes.

**PUBLIC:**

NONE

Resolution: Leo Manos

- CNC as noted for a duplex. In the R7 District.

Motion: \_\_Tim Koob\_\_\_\_\_

2<sup>nd</sup>: \_\_Roman Zabihach\_\_\_\_\_

VOTE:

- Jay Cooke: \_Yes\_\_\_
  - Clear with testimony. License issue shows has been such.
- Roman Zabihach: \_Yes\_\_\_\_\_
  - Paperwork is clear.
- Lorraine Sallata: Yes
  - Paperwork and test year shows duplex.
- Dan Smith III: \_Yes\_\_\_\_\_
  - \_Documentation is there. Testimony follows through. \_\_\_\_\_
- Mike Weissen: \_Yes\_\_\_
  - \_\_Documentation Justifies. \_
- Tim Koob: \_Yes \_\_\_\_\_
  - \_\_Paperwork and testimony there. \_\_
- Greer Gaskill: Yes
  - More than enough documentation.
- Jessica Stilley: Yes
  - All paperwork and testimony are in place.

**Application Approved: 8 in favor, 0 opposed.**

New Business:

- Scott Abbott questions length of time variances are good for. Ordinance says 6 months.
  - Leo Manos – we are looking into this.
  - Jay Cooke – we really didn't know; it is hidden away. Will be taking care of it.
  - Scott Abbott – many towns it is 2 years and can come back for an extension.
    - 6 months is too short.
  - Jay Cooke – will be looking at right away.
- Lorraine Sallata: does anyone know status of 5309 Atlantic Ave – been under construction for a long time – years.
  - Jay Cooke – Construction permit issue is different than Zoning.
    - NJ has a limit on permits.
  - Leo Manos – 6 months unless construction has commenced.
    - It is a gray area as to what commenced means.
  - Jessica Stilley: Does Demo count?
    - Yes
- Lorraine Sallata: Any info on the Ninja Karate studio – has sold.
  - No one has heard anything.
- Jay Cooke: Roman has been working on an analysis of the R7 district.
  - Looking at all dimensions
  - Found that 507 lots or 39% would need a variance as in place today.
  - There are 667 in the R4 that comply.
  - R4 should be increased.
  - Need to look at bulk requirements.
  - Need to look at all options.
    - Looking to get Jim Rutala to assist with this.
    - Size and number of lots need to be reviewed.
  - Looking for an amendment to the master plan.

Motion to Adjourn: \_Roman Zabihach \_

2<sup>nd</sup>: \_Lorraine Sallata \_

Approve: All

**Meeting Adjourned at 6:55 pm**