

# Ventnor City Planning Board

## Minutes

July 12, 2023, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

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

### 1. Flag Salute

### 2. Roll Call

#### Present

Mayor Landgraf

Jay Cooke

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Greer Gaskill

Jessica Stilley

#### Absent

Commissioner Kriebel

Tom Halpin

Roman Zabihach

Tim Koob

Wendy Bartlett

#### Professionals

Roger McLarnon, Board Engineer & Professional Planner

Leo Manos, Board Solicitor

Carmella Malfara, Board Administrator/Secretary

### 3. Minutes

Motion to adopt June 14, 2023 minutes was made by Peter Tocco and seconded by Mike Wiesen and were unanimously approved, with the exception of Lorraine Sallata who had to abstain.

### 4. Resolutions

Motion to approve the following resolutions was made by Dan Smith III and seconded by Peter Tocco and were unanimously approved, with the exception of Lorraine Sallata who had to abstain.

## 5. Applications

\*\*Mr. Manos makes an announcement that 5402 Calvert Avenue is being postponed. The applicant will renotice and advertise.

\*\* Harshad Patel – 316 N Oxford Avenue, block 214, lot 14, located in the R-2 zone. The applicant is seeking C variance relief for lot area, lot width, front yard setback (principal structure), front yard setback (deck/porch), side yard setback (building left), side yard setback (build right), side yard setback (rear deck (left & right), garage setback, landscape coverage (front & total) and possibly others to construct a new single-family dwelling.

Harshad Patel, property owner is sworn in.

Kishor Ghelani, New Jersey Licensed Engineer, is sworn in.

Roger McLarnon, Board Engineer and Professional Planner is sworn in.

Mr. Ghelani presents the application and discusses the narrow lot size.

Mr. Cooke inquires as to the number of parking spaces. He also inquires as to the side yard setback.

Mr. Ghelani states the side yard setback variance is triggered by the stairs that will lead to the first floor.

Mr. Cooke suggest relocating the stairs.

Mrs. Sallata inquires as to when the property was purchased.

Mr. Tocco suggests moving the garage door back so that the driveway becomes larger.

Mr. McLarnon recommends moving the house back 10ft, as well as moving the meter to the left side of the proposed dwelling.

Mr. Patel agrees to move the house back 10ft as well as the garage door. Mr. Patel also agrees to move the meter.

Mr. McLarnon reads his review dated June 20,2023, which is attached.

Public portion is open.

Joe Pagano, property owner, 318 N Oxford Ave, is sworn in and states his concerns as to the driveway and the stairs. He also is in favor of relocating the stairs and meter.

Public portion is closed.

Mr. Manos reviews the C variances for lot area, lot width, front yard setback (principal structure), front yard setback (deck/porch), side yard setback (building left), side yard setback (build right), side yard setback (rear deck (left & right) along with conditions whereas the dwelling shall be moved back 10ft, the garage door shall be moved back and becomes compliant, the stairs and meter will be relocated, one street tree is required, revised plans are required and any other conditions listed in Mr. McLarnon's report.

Motion to approve C variances with conditions was made by Peter Tocco and seconded by Lorraine Sallata. The motion was approved eight in the affirmative and zero in the negative. Ayes; Mayor Landgraf, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Jessica Stilley. Nays; None.

\*\*Karen Gottfried – 25 N Newark Avenue, block 127, lot 8, located in the R-7 zoning district. The applicant is seeking approval for a minor subdivision along with C variances for lot area (lot A), lot area (B), lot width (lot A), lot width (B) and possibly others to subdivide an existing conforming lot with an existing single -family dwelling and create 2 non-conforming lots. The existing dwelling will be removed and two single-family dwellings are proposed. The applicant is being represented by Brian Callaghan Esq.

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

Peter Weiss, New Jersey Licensed Architect, 38 Oakcrest Ave, Northfield N.J, is sworn in and his credentials are accepted.

Brian Callaghan, attorney for the applicant, presents the application. Mr. Callaghan explains that the applicant had submitted an application to the Board last year and was denied. He also requests a condition of approval whereas the applicant shall remain in the existing dwelling until the new home is built.

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

Mr. Cooke inquires to the number of bedrooms in the proposed dwellings.

Mr. Barnhart describes the condition of the site. He explains the variances being requested. Mr. Barnhart confirms that the plans submitted would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also believes the positive criteria outweighs any negative.

Public portion opens.

Robin Cassidy, property owner, 4 N Newark Ave, is sworn in and speaks in favor of the application.

Property owner of 112 N Newark Ave is sworn in and is favor of the application.

Michael Fausto, property owner, 16 N Newark Ave is sworn in and supports the application.

Tony Passalacqua, property owner, 5 S Newark Ave is sworn in and speaks in favor of the application.

William Pena, property owner, 3 S Rosborough Ave, is sworn in and in favor of the application.

Public portion is closed.

Mr. Cooke inquires as to the date of demolition.

Mayor Landgraf suggests a six-month time frame for demolition.

Mr. McLarnon suggests a condition whereas a Certificate of Occupancy will not be issued until the existing home is demolished.

Mr. Callaghan agrees.

Mr. Manos reviews the application for minor subdivision with C variances for front yard setback – porch and decks (lots A & B) along with any conditions in Mr. McLarnon's report.

Motion to approve the minor subdivision and variances was made by Peter Tocco and seconded by Greer Gaskill. The motion was approved seven in the affirmative and one in the negative. Ayes; Mayor Landgraf, Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Jessica Stilley. Nays; Lorraine Sallata.

\*\*Christopher & Megan Crowe – 7114 Ventnor Ave, block 82, lot 14, located in the R-4 zoning district. The applicant is seeking C variances for front yard setback (deck/porch 1<sup>st</sup> fl), front yard setback (deck/porch 2<sup>nd</sup> fl), side yard setback (left), side yard setback (garage right) and possibly others to add first and second floor decks. The applicant is being represented by Eric Goldstein Esq.

Christopher Crowe, property owner, 7114 Ventnor Ave, is sworn in.

Brian Pearce, Building Contractor, 162 W Camden Ave, Moorestown N.J, is sworn in.

Mr. McLarnon reads his review dated July 10, 2023.

Mr. Goldstein attorney for the applicant presents the application.

Mr. Crowe gives a brief history of the property. Mr. Crowe explains that he received permits for a renovation, however when construction began it was realized that the home would have to be torn down and rebuilt.

Mr. Pearce describes the condition of the site. He discusses the construction plans and why the home needed to be torn down.

Mr. Cooke would like clarification as to the garage and the number of parking spaces.

Mr. McLarnon inquires as to the decks being open on all three sides. He also inquires as to a roof over the seconded floor deck.

Mr. Tocco would like clarification as to the location of the garage.

Mr. Goldstein discusses the deck setback.

Public portion opens.

Public portion closes.

Mayor Landgraf inquires as to the steps encroaching into the public right away.

Mr. Manos reviews the C variances for front yard setback (deck/porch 1<sup>st</sup> fl), front yard setback (deck/porch 2<sup>nd</sup> fl), side yard setback (left), side yard setback (garage right) with any conditions set forth in Mr. McLarnon's report.

Motion to approve C variances was made by Peter Tocco and seconded by Lorraine Sallata. The motion was approved eight in the affirmative and zero in the negative.

Ayes; Mayor Landgraf, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Jessica Stilley. Nays; None.

Lorraine Sallata recuses herself from the application of 5115 Atlantic Ave.

\*\*Richard Sirianni – 5115 Atlantic Ave, block 52, lot 2, located in R-7 zoning district. The applicant is seeking C variance relief for front yard setback (building), rear yard setback (building), curb cuts distance of curb cuts to the street, third floor deck and possibly others to construct a new flood compliant duplex. The applicant is being represented by Eric Goldstein Esq.

John Obelenus, New Jersey Licensed Architect, is sworn in and his credentials are accepted.

Denny Sher is sworn in.

Mr. McLarnon reads his report dated July 10,2023 and revised July 12, 2023.

Mayor Landgraf inquires as to this application needing a D USE variance.

Mr. Manos discusses the conditions of a USE variance.

Mr. Goldstein requests a postponement until the August 9<sup>th</sup> hearing.

Postponement is granted. The applicant shall renotice and republish.

## 6. Other Business

None

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

Audio of this meeting can be found on the Ventnor City website.

Respectfully submitted  
Carmella Malfara  
Planning Board Administrator/Secretary

