

# Ventnor City Planning Board

## Minutes

August 9, 2023, 6:30pm

Chairman Cooke called the meeting to order at 6:31pm.

1. Flag Salute
2. Roll Call

### Present

Jay Cooke  
Roman Zabihach  
Lorraine Sallata  
Mike Wiesen  
Peter Tocco  
Tim Koob  
Jessica Stilley

### Absent

Mayor Landgraf  
Commissioner Kriebel  
Tom Halpin  
Dan Smith III  
Greer Gaskill  
Wendy Bartlett

### Professionals

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

3. Minutes

Motion to adopt July 24, 2023 minutes was made by Roman Zabihach and seconded Tim Koob and was unanimously approved, with the exception of Lorraine Sallata who had to abstain.

4. Resolutions

Motion to approve the following resolutions was made by Peter Tocco and seconded by Roman Zabihach, with the exception of Lorraine Sallata who had to abstain.

P – 30 – 2023 – Estate of Valdis Basens – 120 N Sacramento Ave.

P – 31 – 2023 – Jason & Leah Wolf – 100 S Portland Ave.

P – 32 – 2023 – Neil Brown & Rachel Cohen – 6803 Atlantic Ave.

## 5. Applications

\*\* Kevin Bisch – 405 N Derby Ave, block 260, lot 3, located in R-2 zoning district. The applicant is requesting a one-year extension of his variances P – 12 - 2023, which would extend the existing approvals through September 9, 2024.

Mr. McLarnon is sworn in and gives a brief history of the prior application and the need for the extension.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the request for a one-year extension and conditions stated by the Planning Board.

Motion to grant a one-year extension was made by Tim Koob and seconded by Roman Zabihach and was unanimously approved seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Lorraine Sallata, Mike Wiesen, Peter Tocco, Tim Koob and Jessica Stilley. Nays; None.

\*\*Scott Malin – 507 N Suffolk Ave, block 281, lot 4, located in the R-2 zoning district. The applicant is seeking C variance relief for the side yard setback (building right), minimum roof pitch and possibly others to construct an addition to an existing 2 story dwelling with existing non-conforming setbacks. The applicant is being represented by William Kaufman Esq.

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

Scott Malin, property owner and New Jersey Licensed Architect, is sworn in.

Mr. McLarnon reads his review dated July 22, 2023, which is attached.

Mr. Kaufman asks Mr. Malin to state his credentials, which are accepted by the Board.

Mr. Malin gives testimony as to the need for the expansion. He describes the condition of the site as well as the variances being requested. He also states that the landscaping will comply and if need be, he will replace the curb and sidewalk if damaged.

Mrs. Sallata suggests the applicant submit a landscape plan.

Public portion is open.

Public portion closed.

Mr. Manos review C variances for side yard setback (building right), minimum roof pitch along with conditions whereas the applicant shall plant two street trees, shrubs, add governor's strip, replace any damaged curb and sidewalk as well as submit a landscape plan.

Motion to approve C variances was made by Peter Tocco and seconded by Lorraine Sallata. The motion was approved, seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Lorraine Sallata, Mike Wiesen, Peter Tocco, Tim Koob and Jessica Stilley. Nays; None.

\*\* Barbara Hamill – 5015 Winchester Ave, block 52, lot 2, located in the R-7 zoning district. The applicant is seeking C variance relief to keep two existing curb cuts.

Barbara Hamill, property owner, 5015 Winchester Ave, is sworn in and gives a brief history of the property and the need for the two curb cuts. She discusses prior approval for the house raise as well the variance requested.

Mr. McLarnon inquires as to permits for the house raise as well as the concrete pad.

Mr. Cooke inquires as to the number of bedrooms in each unit.

Mrs. Sallata inquires as to the number of parking spaces vs the number of bedrooms.

Ms. Hamill describes the layout of the property and the number of bedrooms.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variance to keep two existing curb cuts.

Motion to approve C variance was made by Roman Zabihach and seconded by Jay Cooke. The motion was approved six in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Mike Wiesen, Peter Tocco, Tim Koob and Jessica Stilley. Nays; None.

Lorraine Sallata recuses herself.

\*\* Richard Sirianni – 5115 Atlantic Ave, block 52, lot2, located in the R-7 zoning district. The applicant is seeking a D"USE" variance along with C variances for front yard setback – building Frankfort Ave, rear yard setback – building, curb cuts, distance of curb cut to intersecting street, third floor deck and possibly other to a new flood compliant duplex to replace an existing non-conforming use of a triplex. The applicant is being represented by William Kaufman Esq.

John Obelenus, New Jersey Licensed Architect, 5102 South Eighth Street, Vineland N.J, is sworn in and his credentials are accepted.

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

Mr. McLarnon reads his revised review dated July, 12, 2023, which is attached. Mr. McLarnon states as a condition of approval a landscape plan shall be submitted.

Mr. Obelenus describes the conditions of the site. Mr. Obelenus explains the layout of the design as well as the variances being requested. He also discusses the proposed decks.

Mr. Kaufman asks Mr. Obelenus to confirm that the proposed duplex will have two garages.

Mr. Cooke inquires as to the number of bedrooms in each unit.

Darlene Rumbus, 2408 Shore Rd, Northfield N.J is sworn in and gives clarification of the number of bedrooms.

Mr. Cooke inquires as to both units utilizing the elevator.

Mr. Zabihach suggests a redesign to balance the curb cuts. He also suggests adding a governor's strip and street trees.

Mrs. Rumbus gives explanation as to why the curb cuts were designed that way.

Public portion is open.

Lorraine Sallata, property owner, 5200 Boardwalk 5F, is sworn in and is not in favor of the curb cut and suggests reducing the size.

Mr. Tocco is not in favor of moving the curb cut.

Public portion is closed.

Mr. Manos reviews the D" USE" variance along with C variances for front yard setback – building Frankfort Ave, rear yard setback – building, curb cuts, distance of curb cut to intersecting street, third floor deck along with conditions whereas a landscaping plan shall be submitted, a governor's strip and street trees will be added and any other conditions set forth in Mr. McLarnon's report.

Motion to approve variances was made by Roman Zabihach and seconded by Tim koob. The motion was approved six in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Mike Wiesen, Peter Tocco, Tim Koob and Jessica Stilley. Nays; None.

Lorraine Sallata returns.

## 6. Other Business

None

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

Audio of this meeting is on the Ventnor City Website.

Respectfully submitted,  
Carmella Malfara  
Planning Board Administrator

