

Ventnor City Planning Board

Minutes

August 28, 2023; 6:30pm

Chairman Cooke called the meeting to order at 6:33pm.

1. Flag Salute

2. Roll Call

Present

Mayor Landgraf

Commissioner Kriebel

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim koob

Greer Gaskill

Jessica Stilley

Absent

Tom Halpin

Wendy Bartlett

Professionals

Roger McLarnon, Board Engineer & Professional Planner

Leo Manos, Board Solicitor

Carmella Malfara, Board Administrator

3. Minutes

A motion to adopt August 9, 2023 minutes was made by Lorraine Sallata and seconded by Roman Zabihach and were unanimously approved, with the exception of Dan Smith III and Greer Gaskill who had to abstain.

4. Resolutions

A motion to approve the following resolutions was made by Lorraine Sallata and seconded by Tim koob and were unanimously approved, with the exception of Dan Smith III and Greer Gaskill who had to abstain,

P – 33 – 2023 – Kevin Bisch – 405 N derby Ave.

P – 34 – 2023 – Scott Malin – 507 N Suffolk Ave.

P – 35 – 2023 – Barbara Hamill – 5015 Winchester Ave.

P – 36 – 2023 – Richard Sirianni – 5115 Atlantic Ave.

5. Applications

**Enea Duri – 200 N Sacramento Ave, block 166, lot 13, located in the R-7 zoning district. The applicant is seeking approval for a Certificate of Non-Conformity. The applicant is being represented by Scott Abbott Esq.

Mr. Duri, property owner, 200 N Sacramento Ave, is sworn in.

Mr. Abbott, attorney for the applicant, presents the application. Mr. Abbott informs the Board of two separate entrances, two gas meters as well as two electric meters.

Mr. Cooke inquires as to the test year.

Mr. Abbott states the test year is 1997.

Mr. McLarnon inquires as to the exterior stairs.

Mayor Landgraf inquires as to the dwelling remaining the same.

Public portion is opens.

Public portion is closed.

Mr. Manos reviews the application for a Certificate of Non-Conformity, which will allow the continued use of a two-family dwelling.

Motion to approve Certificate of Non-Conformity was made by Tim Koob and seconded by Roman Zabihach. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Landgraf, Commissioner Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco and Tim Koob. Nays; None.

**PC7 REO LLC – 211 N Sacramento Ave, block 164, lot 10, located in the R-7 zoning district. The applicant is seeking approval for a Certificate of Non-Conformity. The applicant is being represented by Scott Abbott Esq.

Greg Jacovini, property owner, 211 N Sacramento Ave, is sworn in.

Mr. Abbott, attorney for the applicant, presents the application. Mr. Abbott states the test year is 1997.

Mr. Jacovini gives a brief history of the property. He states the property has two separate entrances, two gas meters as well as two electric meters.

Mr. Cooke inquires as to the property record card.

Mrs. Sallata inquires as to Mr. Jacovini's intentions of the property.

Public portion is opens.

Public portion is closed.

Mr. Manos reviews the application for a Certificate of Non-Conformity, which will allow the continued use of a two-family dwelling.

Motion to approve Certificate of Non-Conformity was made by Greer Gaskill and seconded by Lorraine Sallata. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Landgraf, Commissioner Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco and Tim Koob. Nays; None.

Mayor Landgraf recuses himself.

****Gregory Capps & Rhonda Feder – 5402 Calvert Ave, block 199, lot 10, located in the R-7 zoning district. The applicant is seeking C variances for front yard setback (deck), side yard setback (porch/deck front), side yard setback (porch/deck rear), landscape coverage and possible others to construct a front porch/deck as well as to legalize an existing rear yard deck. The applicant is being represented by Raymond Went Esq.**

Gregory Capps, property owner, 5402 Calvert Ave, is sworn in.

William McManus, New Jersey Licensed Professional Surveyor & Planner, 634 Lost Pine Way, Galloway N.J, is sworn in and his credentials are accepted.

Mr. McLarnon, Board Engineer & Planner is sworn in.

Mr. Went, attorney for the applicant, presents the application. He explains that the contractor was unaware of the setbacks when building the deck. He also explains that the contractor did not apply for permits through the city.

Mr. Mcmanus describes the conditions of the site. Mr. McManus explains the variances being requested. He also states that by granting the variances requested, it would not cause any detriment to the neighbor's or Ventnor's Zoning Ordinance. Mr. McManus believes the positive criteria outweigh any negatives.

Mr. Went states that if approved the applicant will request a revocable license for the stairs.

Mr. McManus discusses the existing rear deck.

Mr. Capps gives a brief history of the property. He gives testimony as to the need for the larger front deck. He also explains that the rear deck was existing and the boards were just replaced.

Mr. McLarnon inquires as to the contractor having a survey. He also inquires as to the landscaping that was removed.

Mrs. Sallata would like clarification as to why permits were not submitted.

Mr. Capp explains, he believed that the contractor applied for the permits and was unaware that the permit was not approved.

Mr. Tocco inquires as to additional work having the proper permits.

Mr. Smith III inquires as to when the property was purchased.

Mr. Cooke doesn't feel the front deck fits the neighborhood.

Mr. Went requests a postponement.

Postponement was granted.

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

Full audio of this meeting is available on the Ventnor City website.

Respectfully submitted

Carmella Malfara

Planning Board Administrator

