

Ventnor City Planning Board

Minutes

September 13, 2023, 6:30pm

Chairman 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

3. Minutes

Motion to approve August 28, 2023 minutes was made by Lorraine Sallata and seconded by Dan Smith III and were unanimously approved.

4. Resolutions

Motion to approve the following resolutions was made by Lorraine Sallata and seconded by Greer Gaskill and were unanimously approved.

P – 37 – 2023 – Enea Duri – 200 N Sacramento Ave.

P – 38 – 2023 – PC7 REO LLC – 211 N Sacramento Ave.

Mr. Manos makes an announcement that the application of 106 S Troy Ave has been postponed until the October 11, 2023 Planning Board meeting.

5. Application

** Jackie Denby-Greenberg – 10 S Washington Ave, block 85, lot 19, located in the R-4 zoning District. The applicant is seeking C variance relief for front yard setback – deck/porch (1st fl) front yard setback – deck/porch (2nd fl) and possibly others to construct a first and second

floor decks. The applicant is being represented by Brian Callaghan Esq.

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

Jackie Denby-Greenberg, property owner, 10 S Washington Ave, is sworn in.

Roger McLarnon, Board Engineer & Professional Planner is sworn in and reads his review.

Mr. Callaghan on behalf of the applicant, presents the application.

Mr. Weiss describes the condition of the site. Mr. Weiss presents the design and layout of the proposed decks. He also discusses the materials being used.

Mr. Callaghan asks Mr. Weiss to confirm that the variances requested would not cause any Detriment to the neighbor's or Ventnor City's zoning ordinance. He also believes that the positive criteria outweighs and any negative.

Mr. Callaghan requests a waiver for the governor's strip, however will add street trees.

Mr. Smith III inquires as to when the property was purchased and if the property had a governor's strip at the time of purchase.

Mrs. Denby-Greenberg states that the property was purchased in 2020 and it did not have a Governor's strip at the time of purchase.

Mrs. Sallata is in favor of adding a governor's strip.

Mayor Landgraf inquires as to what landscape will be in front of decks.

Mr. Callaghan agrees to add a governor's strip.

Mr. McLarnon inquires as to the shed and HVAC system being installed at the time of Purchase.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variances for two front yard setbacks for decks/porch, along with conditions whereas the applicant shall add a governor's strip and one street tree and any other 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, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill, and Jessica Stilley. Nays; None.

** Tai Do – 22 N Hillside Ave, block 98, lot 13, located in the R-1 zoning district. The applicant The applicant is seeking C variance relief for front yard setback (1st fl deck) and possibly others to construct a new deck.

Tai Do, property owner, 22 N Hillside Ave is sworn in.

Joseph Argenio, New Jersey Licensed Civil Engineer, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review. Mr. McLarnon states the property is situated so that it has two front yards and two side yards. The Frankfort Ave side is being used as a rear yard.

Mr. Do gives a brief history of the property and the need for the deck.

Mr. McLarnon ask Mr. Do to confirm that the benefit of the deck is to have outdoor living Space and that the variance requested would not cause any detriment to the neighbor's or Ventnor;s zoning ordinance.

Public portion is open.

Public portion is closed.

Mayor Landgraf suggests adding a street tree on Hillside Ave.

Mr. Do agrees to add one street tree.

Mr. Manos reviews the C variance for front yard setback on Frankfort Ave as well as a condition whereas the applicant shall add a street tree on Hillside Ave.

Motion to grant C variance relief was made by Lorraine Sallata and seconded by Peter Tocco. 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.

**Amanda Ricca – 207 N Sacramento Ave, block 164, lot 8, located in the R-7 zoning district. The applicant is looking to amend a previous approved application to conform to current regulations, as well as seeking C variances for front yard setback, side yard setback (right), side yard setback (left), lot coverage and parking. The applicant is being represented by Avery Teitler Esq.

John Obelenus, New Jersey Licensed Architect, 102 S Main Street, Vineland N.J, is sworn in and his credentials are accepted.

Bob Green, New Jersey Licensed Engineer, 1512 Atkinson Ave, Somers Point N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review. Mr. McLarnon states the original proposal was to elevate an existing non-flood compliant structure and to construct an addition by adding a third floor. However during the course of demolition and raising it was found that the existing foundation was unable to support the larger higher home and was demolished. He also states the rear yard deck variances have been eliminated.

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

Mr. Obelenus describes the conditions of the site. He gives explanation as to why the demolition exceed more then what was proposed in the original application. Mr. Obelenus also testifies as to the foundation being compromised.

Mr. Cooke recommends removing the existing foundation and building new.

Mr. McLarnon inquires as to providing new footings.

Mr. Green explains that by removing the existing foundation the applicant may not be able to build in the same footprint. He recommends to underpin the existing foundation.

Mayor Landgraf asks the Board if they are in favor of using the existing foundation.

Mr. Tocco inquires as to the floor plan.

Mrs. Sallata inquires as to the existing foundation being safe.

Mr. Teitler inquires as to the applicant having to put in pilings. Mr. Teitler states the applicant will agree to new foundation as long as the setbacks, footprint and elevation remain the same.

Mr. Cooke would like the site to be cleaned.

Public portion is open.
Public portion is closed.

Mrs. Sallata inquires as to landscaping.

Mr. Manos reviews the C variances for front yard setback, side yard setback (right), side yard setback (left), lot coverage and parking along with conditions whereas the site must be cleaned and compliance plans shall reflect all changes to the foundation,

Motion to grant C variance relief was made by Lorraine Sallata and seconded by Greer Gaskill. 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.

6. Other Business

The Board has a brief discussion regarding the addition of governor's strips thought the city.

There being no further business, the motion to adjourn was made by Mayor Landgraf and seconded by Lorraine Sallata.

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

Respectfully submitted
Carmella Malfara
Planning Board Administrator

