

Ventnor City Planning Board
Minutes
October 11, 2023, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:30pm.

1. Flag Salute

2. Roll Call

Present

Mayor Landgraf
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Greer Gaskill
Jessica Stiley

Absent

Commissioner Kriebel
Tom Halpin
Tim Koob
Wendy Bartlett

Professionals

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

3. Minutes:

Motion to approve September 13, 2023 minutes was made by Peter Tocco and seconded by Dan Smith III and were unanimously approved, with the exception of Roman Zabihach who had to abstain.

4. Resolutions:

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

5. Applications:

Mr. Manos informs the Board that the Application of 106 S Troy Ave has been postponed until the October 23, 2023.

** Jason & Dawn Witte, Stephen Dougherty, Stephen Bradley Dougherty – 5610 Edgewater Ave, block 150, lot 9 & 9.01, located in the R-7 zoning district seeking C variances relief for Lot depth, side yard setback – right (deck), rear yard setback-building, lot coverage, Rear yard setback-decks (1st), building coverage, landscape coverage and possible others to demolish an existing single-family dwelling and replace it with a new flood compliant home. The applicant is being represented by Scott Abbott Esq.

Andrew Schaeffer, New Jersey Licensed Engineer & Planner, 1425 Cantillon Blvd, Mays Landing N.J, is sworn in and his credentials are accepted.

Jason Witte and Steven Bradley, property owners, 5610 Edgewater Ave, are sworn in.

Scott Abbott, on behalf of the applicant, presents the application.

Mr. Schaeffer describes the conditions of the site. He discusses the proposed layout and explains the variances requested. Mr. Schaeffer believes that by granting the variances requested, it would not cause any detriment to the neighbor's or Ventnor's zoning ordinance and that the positive criteria outweighs the negative.

Mr. Cooke questions if the stairs require a variance. He also suggests moving the stairs.

Mrs. Stillely inquires as to moving the deck as well as the stairs.

Mr. Cooke inquires as to the width of the deck.

Mayor Landgraf inquires as to the distance from the proposed building to the adjacent lot. Mayor Landgraf recommends the stairs and deck be relocated to a three foot setback.

Mr. Schaeffer will comply.

Mr. McLarnon is sworn in and reads his review dated. Mr. McLarnon states street tree requirements should be waived due to low elevation. He suggests raising the grade as well water runoff shall be directed to the street.

Public portion is open.

Public portion is closed.

Mr. Cooke suggests a condition of approval whereas a temporary sidewalk shall be placed during construction.

Mr. Manos reviews C variances for lot depth, side yard setback – right (deck), rear yard setback-building, lot coverage, Rear yard setback-decks (1st), building coverage, landscape coverage, a waiver for street trees, along with conditions whereas the grade shall be raised, planters and stone are required and a temporary sidewalk shall be placed during

construction.

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

Michael Wiesen recuses himself from the application of 5217 Ventnor Ave.

**Vent 5217 LLC, - 5217 Ventnor Ave, block 101, lot 3, located in the Commercial Mixed Use District seeking preliminary and final site plan approval, along with C variances for off street parking-residential, off street parking- commercial, number of signs, sign width and possible others to allow reconstruction of a two story mixed commercial and residential building. The first floor will remain commercial and the seconded floor will contain two residential units. The applicant is being represented by Scott Abbott Esq.

Scott Abbott, on behalf of the applicant, presents the application.

Ralph Pappas, property owner, 5217 Ventnor Ave is sworn in.

Andrew Bechtold, New Jersey Licensed Architect, is sworn in and his credentials are accepted. Mr. Bechtold describes the conditions of the site as well as the layout. He states the residential units will remain the same. He also discusses the proposed outdoor seating. Mr. Bechtold also states the size of the signs will be reduced.

Mr. Cooke inquires as to flood proofing.

Mayor Landgraf inquires as to the trash enclosure being large enough.

Mr. McLarnon inquires as the removal of the utility pole. Mr. McLarnon also inquires as to the location of the kitchen and the location of the exhaust system.

Mr. Bechtold states the exhaust will be above what was existing and will not be directed towards the neighboring properties.

Mr. McLarnon reads his review and notes the variance for the width of the sign is being removed.

Public portion opens.

Sarah Lewis, property owner, 7 N Little Rock Ave, Ventnor N.J, is sworn in and shares her concerns in regards to parking. She would appreciate if the applicant would detectable warning devices on curbs and on the parking area.

Mr. Pappas agrees to add the detectable warning devices.

Public portion is closed.

Mr. Manos reviews preliminary and final site plan approval, C variances for off street parking- residential, off street parking- commercial, number of signs, sign width which was removed, along with conditions whereas the utility pole shall be relocated, location of the exhaust shall be shown on compliance plans, ADA detectable warning devices shall be added and any other conditions set forth in Mr. McLarnon's report.

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

6. Other Business

Peter Kleiner, property owner, 910 N Harvard Ave, addressed the Board with concerns regarding changes made to a previously approved application. Mr. Kleiner was informed by the Board that the changes made to that application were permitted by Ventnor's zoning ordinance.

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

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

Respectfully submitted
Carmella Malfara
Planning Board Administrator/Secretary

[..\Engineer Report 2023\100323 rdm ventnor planning board engineering report 5610 Edgewater Avenue.pdf](#)

[..\Engineer Report 2023\100123 rdm ventnor planning engineering report 5217 Ventnor Avenue Vent 5217 LLC.pdf](#)

