

Ventnor City Planning Board  
Minutes  
December 13, 2023, 6:30pm

Chairman Cooke called the meeting to order at 6:35pm.

1. Flag Salute

2. Roll Call

Presents

Commissioner Kriebel  
Jay Cooke  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Mike Wiesen  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Wendy Bartlett  
Jessica Stilley

Absent

Mayor Landgraf  
Tom Halpin

Professionals

Roger McLarnon, Board Engineer and Planner  
Leo Manos Esq., Board Solicitor  
Carmella Malfara, Board Secretary

3. Minutes:

Motion to adopt October 23, 2023 minutes was made by Roman Zabihach and seconded by Lorraine Sallata and unanimously approved with the exception of Peter Tocco and Tim Koob who had to abstain.

4. Resolution:

Motion to approve the following resolution was made by Roman Zabihach and seconded by Dan Smith III and were unanimously approved with the exception of Peter Tocco and Tim Koob who had to abstain.

P – 44 – 2023 – Elliot & Sharon Atkins – 106 S Troy Ave.

P – 45 – 2023 – Adam & Arianna Accay – 204 N Melbourne Ave.

P – 46 – 2023 - Brian Scott Zuckerman – 14 N Washington Ave.

P – 47 – 2023 – Alan Klinger (Top Tier Holdings, LLC) – 417 N Somerset Ave.

P – 48 – 2023 – Kelly Newcomber-Saboe – 318 N Cambridge Ave.

## 5. Applications:

\*\*James & Dennis Boyd – 223 N Surrey Ave, block 149, lot 15, located in the R-7 zoning district seeking C variance relief for lot depth, side yard setback (deck right), rear yard setback (building), rear yard setback (decks 1<sup>st</sup>, 2<sup>nd</sup> floors), building coverage, lot coverage, total landscape coverage, roof eave projections and possible others to construct a new flood compliant single family dwelling. This application was heard and approved on May 23, 2016 and is memorialized in Resolution P-14-2016. The applicant is being represented by Scott Abbott Esq.

Peter Tocco recuses himself from this application.

James Boyd, property owner, 223 N Surrey Ave, is sworn in.

Todd Miller, New Jersey Licensed Architect, 2149 West Ave, Linwood N.J, is sworn in and his credentials are accepted.

Roger McLarnon, Board Engineer & Planner is sworn in.

Scott Abbott, attorney for the applicant, presents the application. He discusses the prior approval in 2016 as well as the expiration of that approval.

Mr. Miller describes the layout of the lot and the design of the new home. He also discusses the new bulkhead and the variances being requested. Mr. Miller states the variances for lot coverage and landscaping will now comply and the variances are removed.

Mr. Cooke inquires as to the height of the new bulkhead.

Mr. Abbott asks Mr. Miller to confirm that by granting the variances being requested, would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also states that the positive criteria outweighs any negatives.

Mr. Cooke inquires as to the landscape being elevated.

Mr. Miller, on behalf of the applicant agrees to elevate the landscaping.

Commissioner Kriebel inquires as to the proposed dwelling projecting out further than the adjacent properties.

Public portion opens.

Public portion is closed.

Mr. McLarnon reads his review dated December 1, 2023, which is attached.

Mr. Manos review the C variances for lot depth, side yard setback (deck right), rear yard

setback (building), rear yard setback (decks 1<sup>st</sup>, 2<sup>nd</sup> floors), building coverage, curb cut, waiver for street trees, along with conditions whereas the landscape plan shall be added to the site plan, landscape shall be elevated, the ground shall be elevated 1foot and any other conditions noted in Mr. McLarnon's report.

Motion to approve C variances, waivers and conditions was made by Dan Smith III and seconded by Roman Zabihach. The motion was approved nine in the affirmative and zero in the negative. Ayes; Commissioner Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Tim koob, Greer Gaskill and Wendy Bartlett. Nays; None.

Peter Tocco returns.

Wendy Bartlett recuses herself from this application.

\*\* The 2017 Carmen S Carfagno Trust – 5400 Edgewater Ave, block 150, lots 22 and 22.01, located in the R-7 zoning district seeking C variances for lot area, lot depth, front yard setback-building, side yard setback-deck left, rear yard setback-building, curb cuts, landscape coverage, pool setback-front, pool setback-side, pool setback-rear, fence height, fence style and possibly others to construct a new flood compliant, single-family dwelling with a swimming pool in the front yard. The applicant is being represented by Nicholas Talvacchia.

Carmen Carfagno, property owner, 5400 Edgewater Ave, is sworn in.

Andrew Bechtold, New Jersey Licensed Architect, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review dated December 6, 2023, which is attached. Mr. McLarnon questions if a DEP permit has been issued. He also states that landscape should be in raised beds and a waiver for street trees should be requested.

Mr. Talvacchia, attorney on behalf of the applicant, presents the application. He discusses the changes made to the side yard setback in regards to the stairs.

Mr. Bechtold presents the design and describes the layout. He discusses parking and the reduced curb cut. Mr. Bechtold states the bulkhead will meet all necessary standards.

Mr. Talvacchia asks Mr. Bechtold to give clarification as to the pool setbacks and the changes that were made.

Mr. McLarnon's inquires as to the number of stories of the proposed dwelling.

Mr. Zabihach states his concerns as to the pool being located in the front yard and the close proximity to the street.

Mr. Smith III inquires as to what will be below the lower deck.

Mr. McLarnon gives clarification as to the pool location and the deck.

Commissioner Kriebel inquires as to the retaining wall.

Mr. Tocco inquires as to the material being used for the retaining wall.

Public portion is open.

Public portion is closed.

Mr. Manos would like clarification as to the reduction of the curb cut.

Mr. Manos reviews C variances for lot area, lot depth, front yard setback-building, rear yard setback –building, two curb cuts, landscape coverage, front yard setback-pool, rear yard setback-pool, fence height, privacy fence, waiver for street tree along with conditions whereas down spouts shall run into the bay, planters shall be raised, the applicant shall seeking an encroachment license from the city, a landscape plan shall be added to the four sets of compliance plans that are required and any other conditions set forth in Mr. McLarnon’s report.

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

Wendy Bartlett returns.

## 6. New Business

**\*\*Public hearing to investigate and determine whether the delineated area known as the Ventnor Professional Campus Study (Block 123, Lot 1 located at 6601 Ventnor Avenue) Meets the criteria for a non-condemnation area in need for redevelopment.**

Jim Rutala explains the criteria which designates this area in need for redevelopment.

Jack Placter, attorney on behalf of Dave Waxman, property owner, explains the possible uses in this zoning district. He also states that a meeting was held with neighbors to discuss several different options for this location.

Public portion is open.

Tom Hunter, property owner, 12 S Troy Ave, is not in favor of residential units in the area. He also shares his concerns as to the lack of parking that currently exists.

Public portion is closed.

A motion to adopt Resolution 49-2023- Preliminary Investigation Pursuant to N.J.S.A. 40A:12A-5 designating an area as an Area in need of Redevelopment was made by Roman Zabihach and seconded by Greer Gaskill.

An all in favor vote was taken and unanimously approved.

\*\* Master Plan consistency review and recommendations concerning the Wellington Ave Redevelopment Plan for property designated as Block 303, Lots 2.01 and 2.02 and having a street address of 4900 Wellington Avenue.

Danielle Linback, attorney on behalf, 4900 Wellington Ave discusses the proposed redevelopment.

Makayla McGuire, New Jersey Licensed Engineer, presents the proposed plans for a Self-Storage facility.

Mr. Rutala states this type of redevelopment is consistent with the Master Plan.

Public portion is open.

Public portion is closed.

A motion to adopt Resolution 59-2023- Consistency report and recommendations pursuant to N.J.S.A. 40A:12A7e of the local Redevelopment and Housing Law pertaining to the Wellington Ave Redevelopment Plan for the property designated as block 303, Lots 2.01 and 2.02 and having a street address of Wellington Avenue.

An all in favor vote was taken and unanimously approved.

There being no further business, motion to adjourn was made by Mike Wiesen and seconded by Dan Smith III and was unanimously approved.

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

Respectfully Submitted,  
Carmella Malfara  
Planning /Zoning Board Administrator

