

Ventnor City Planning Board
Minutes
January 10, 2024, 6:30 pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:38pm.

1. Flag Salute

2. Roll Call

Present

Mayor Landgraf
Tom Halpin
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Commissioner Kriebel
Jessica Stilley

Professionals

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

Procedure

Chairman Cooke announced that the meeting was being held in accordance with due public notice thereof and pursuant to the New Jersey State "Sunshine Law", which governs all public meetings. He also advised the Board on the intent of the meeting and the procedures which to follow.

3. Reappointments of Board Members

Mayor Landgraf – Class III member
Tom Halpin – Class II member
Wendy Bartlett – Class IV Alternate

4. Re-Organization

*Chairman – A nomination for Jay Cooke as Planning Board Chairman for 2024 was received, on a motion of Mike Wiesen and seconded by Dan Smith III and was unanimously approved.

*Vice Chairman – A nomination for Roman Zabihach as Planning Board Vice Chairman for 2024 was received, on a motion of Tim Koob and seconded by Lorraine Sallata and was unanimously approved.

*Board Engineer & Professional Planner – A nomination for Roger McLarnon as Planning Board Engineer & Professional Planner for 2024 was received on a motion of Peter Tocco and seconded by Roman Zabihach and was unanimously approved.

*Board Solicitor – A nomination for Leo Manos Esq., as Planning Board Solicitor 2024 was received on a motion of Roman Zabihach and seconded by Peter Tocco and was unanimously approved.

*Board Secretary – A nomination for Carmella Malfara as Planning Board Secretary 2024 was received on a motion of Mayor Landgraf and seconded by Lorraine Sallata and was unanimously approved.

*By-right Subdivision Committee – A nomination for Peter Tocco, Tim Koob and Wendy Bartlett was received on a motion of Mayor Landgraf and seconded by Lorraine Sallata and was unanimously approved.

*Meeting Dates 2024/2025 – A motion to approve 2024/2025 meeting dates was made by Mayor Landgraf and seconded by Tim Koob and was unanimously approved.

5. Minutes

Motion to adopt December 13, 2023 minutes was made by Tim Koob and seconded by Roman Zabihach and were unanimously approved, with the exception of Mayor Landgraf and Tom Halpin who had to abstain.

6. Resolutions

Motion to approve the following resolutions was made by Lorraine Sallata and seconded by Tim Koob and were unanimously approved, with the exception of Mayor Landgraf and Tom Halpin who had to abstain.

7. Applications

**Piraino Builders, LLC – 2A N Melbourne Ave, block 132, lot 22.03, located in the R-4 zoning district seeking C variance relief to construct a third floor deck outside of the allowable deck area.

Mr. McLarnon, Board Engineer & Planner is sworn in. He gives testimony regarding the prior approvals for the major subdivision and C variances. Mr. McLarnon states that the third deck was part of the prior approval and a variance is not required.

Eric Goldstein, attorney on behalf of the applicant, presents the application. Mr. Goldstein is in agreement with Mr. McLarnon findings that the variance requested was part of the prior approvals.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the application to reaffirm the prior variance approvals, subject to compliance inspection. A motion was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved.

Wendy Bartlett recuses herself from the application of 107 S Pittsburgh Ave.

** James & Karen Pearlstein – 107 S Pittsburgh Ave, block 38, lot 2, located in the R-3 zoning district seeking C variance for rear yard setback – third floor deck. The applicant proposes to amend its approved application in 2023. Elimination of previously approved exterior stairs is also proposed.

Jon Barnhart, New Jersey Licensed Engineer & Planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are excepted.

James Pearlstein, property owner, 107 S Pittsburgh Ave, is sworn in.

Nick Talvacchia, attorney for the applicant, presents the application.

Mr. Barnhart explains the changes made to the previous approved application. He discusses the changes made to the deck and the removal of the rear stairs. He also discusses the variance being requested.

Mrs. Sallata inquires as to the rear stairs be relocated.

Mayor Landgraf inquires as to the second and third floor decks being identical.

Public portion is open.

Public portion is closed.

Mr. McLarnon reads his review dated January 5, 2024, which is attached.

Mr. Manos reviews the C variance for rear yard setback (rear deck) along with any conditions set forth in Mr. McLarnon's report.

Motion to approve C variance was made by Roman Zabihach and seconded by Peter Tocco. The motion was approved nine in the affirmative and zero in the negative.

Ayes; Mayor Landgraf, Tom Halpin, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco and Tim Koob. Nays; None.

Wendy Bartlett returns.

**Randi Becker – 106 S. Washington Ave, block 43, lot 10, located in the R-3 zoning district seeking C variances relief for front yard setback (building), front yard setback (2nd floor deck), front yard setback (3rd floor deck), side yard setback (2nd floor deck left), side yard setback (3rd floor deck left), lot coverage, third floor deck and possible others to renovate and expand an existing non-conforming single family dwelling.

Dan Mascione, New Jersey Licensed Architect, 1409 New Road, Northfield N.J, is sworn in.

Eric Goldstein, attorney on behalf of the applicant, presents the application. Mr. Goldstein states that he has been in contact with Christopher Baylinson, attorney for a neighbor and they have agreed to modify the third floor deck. The modified width of deck will be 5ft not the 9ft that was proposed.

Mr. Mascione describes the conditions of the site. He presents the design and explains the variances requested. He discusses the changes made to the 3rd floor deck.

Mr. McLarnon inquires as to a landscape variance.

Mr. Mascione states a landscape plan will be provided.

Mayor Landgraf recommends adding a governor's strip as well as grass on the side of the property.

Mr. Goldstein asks Mr. Mascione to confirm that by granting the variances requested would not have a negative impact on the New Jersey State Municipal Land Use Law or Ventnor's zoning code and that the positives outweigh the negatives.

Public portion is open.

Public portion is closed.

Mr. McLarnon reads his review dated January 5, 2024, which is attached.

Mr. Zabihach inquires as to the property having a basement.

Mayor Landgraf suggests adding the agreement between the neighbors into the resolution.

Mr. Manos reviews C variances for front yard setback (building), front yard setback (2nd floor deck), front yard setback (3rd floor deck), side yard setback (2nd floor deck left), side yard setback (3rd floor deck left), lot coverage, third floor deck, a waiver for landscaping as well as conditions whereas a governor's strip shall be added the agreement between neighbor's shall be added into the resolution and any other conditions set forth in Mr. McLarnon's report.

A motion to grant C variances was made by Roman Zabihach and seconded by Greer Gaskill. The motion was approved nine in the affirmative and zero in the negative. Ayes, Mayor Landgraf, Tom Halpin, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco and Tim Koob.

6. Other Business

Mayor Landgraf has a brief discussion regarding the redevelopment plan.

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

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

Respectfully submitted
Carmella Malfara
Planning Board Administrator/Secretary

[ENGINEER REPORT 2024\010424 rdm ventnor planning board engineering report 107 South Pittsburgh Avenue.pdf](#)

[ENGINEER REPORT 2024\010524 rdm ventnor planning board engineering report 106 South Washington Avenue.pdf](#)

