

# Ventnor City Planning Board

## Minutes

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:37pm.

### 1. Flag Salute

### 2. Roll Call

#### Present

Commissioner Landgraf

Mike Wiesen

Tom Halpin

Jay Cooke

Tom McAdam

Dan Smith III

Leonard Mordell

Tim Koob

Greer Gaskill

Wendy Bartlett

#### Absent

Roman Zabihach

Lorraine Sallata

Peter Tocco

#### Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer, Professional Planner

Carmella Malfara, Board Secretary

#### Procedure

Chairman Cooke announced that the meeting is 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 procedure which to follow.

### 3. Minutes

Motion to adopt July 22, 2019 minutes was made by Tom McAdam and seconded by Dan Smith III and was unanimously approved, with the exception of Commissioner Landgraf who had to abstain.

#### 4. Resolutions

Motion to adopt the following resolutions was made by Tom McAdam and seconded by Tim Koob and were unanimously approved.

P – 27 – 2019 – Philip & Theresa Weber – 113 N Rosborough Ave.

P – 28 – 2019 – ECAC Properties, LLC – 101 N Dorset Ave.

P – 29 – 2019 – Chris & Samantha Frauenbherger – 200 N Swarthmore Ave.

P – 30 – 2019 – George Zahr – 27 S Little Rock Ave.

Mr. Manos informs the Board that the application of David & Jodi Hassman, 110 S Melbourne Ave has been postponed until the August 27<sup>th</sup> hearing.

The postponement was granted. Renotification is not necessary.

#### 5. Applications

Jeffery & Beth Lustig – 15 S Lafayette Ave – Block 80, Lot 9, located in the R – 2 zone.

The applicant is appealing the determination of the Construction/Zoning Official pursuant to Section 126-15 of Ordinance 2013-12 from complying with the City's Flood Damage Prevention Ordinance. The applicant is being represented by Brian Callaghan Esq.

Jeffery Lustig, property owner, 15 S Lafayette Ave, is sworn in.

Mr. McLarnon, Board Engineer and Professional Planner is Sworn in.

Dino Cavalieri, Certified Flood Plain Manger, for the City of Ventnor, is sworn in.

Mr. McLarnon, reads his review dated August 12, 2019, which is attached. Mr. McLarnon reviews the Ordinance and states the applicant was to fill in the non-compliant basement which is below base flood as per the effective FIRM map dated 2014.

Mr. Callaghan, Attorney for the applicant, presents the application.

Mr. Lustig, property owner, gives testimony as to why he did not fill the non-compliant basement.

Mr. McLarnon states that under FEMA guidelines he does not feel that this is a hardship.

Mr. Lustig discusses the assessed value of his property.

Commissioner Landgraf discusses the CRS ratings for the City of Ventnor.

Mr. Cooke inquires as to the year in which work was done to the property.

Mr. Cavalieri discusses the years in which permits were pulled and the assessed value at the time of the work.

Mr. Cooke inquires as to the assessed value in 2016.

Public portion opens.

Public portion closes.

Mr. Manos inquires as to how this application is being characterized.

Mr. Callaghan asks for discretion.

Mr. Wiesen inquires as to the assessed value in 2015.

Mr. McAdam inquires as to the assessed value at the time of purchase.

Mr. Mordell would like clarification as to filling in the basement.

Mr. Manos reviews the motion to appeal the determination of the Construction/Zoning Official pursuant to Section 126-15 of Ordinance 2013-12 from complying with the City's Flood Damage Prevention Ordinance.

Motion to grant approval of the determination of the Construction/Zoning Official pursuant to Section 126-15 of Ordinance 2013-12 from complying with the City's Flood Damage Prevention Ordinance was made by Dan Smith III and seconded by Mike Wiesen . The motion was denied seven in the negative and zero in the affirmative. Nays; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Dan Smith III, Leonard Mordell and Tim Koob. Ayes; None.

Chairman Cooke recuses himself.

Vice Chairman Mr. McAdam steps in.

\*\* 110 S Surrey Associates, LLC – 110 S Surrey Ave – Block 13, Lot 12.01, located in an R – zone. The applicant is seeking C Variance approval for building height flat roof, third floor inset and parking. The applicant is being represented by Brian Callaghan Esq.

Mr. Callaghan, Attorney for the applicant, presents the application. He informs the Board that after speaking with the neighbors several modifications to the application have been made.

Jon Barnhart, Licensed Engineer and Professional Planner, in the State of New Jersey is sworn in.

Swann Karandikar, Licensed Architect, in the State of New Jersey is sworn in.

Manilal Mathai, property owner, 110 S Surrey Ave, is sworn in.

Mr. Barnhart presents the variances.

Mr. McAdam inquires as to the Architect being licensed in the State of New Jersey.

Mr. McLarnon reads his review dated August 12, 2019, which is attached. Mr. McLarnon states that this applicant has had prior approvals.

Mr. McLarnon inquires as to building coverage.

Mr. Barnhart states that building coverage will comply.

Mr. McLarnon inquires as to the decks being lot coverage.

Mr. McLarnon inquires as to fencing.

Mr. Callaghan asks for a waiver for street trees.

Mr. Smith III would like clarification of the variances needed.

Commissioner Landgraf inquires as to the drainage of the outside shower.

Public portion opens.

Bill Sill, President of St Leonard's Tract Association, is sworn in and is not in favor of the application.

Todd Miller, property owner 15 S Dorset Ave, is sworn in and speaks on behalf of the St. Leonard's Tract Association. Mr. Miller has several concerns regarding this application and is not in favor of the application.

Mr. Smith III inquires as to revised plans.

Mr. Smith III inquires as to the location of the mechanicals.

Louis Selgrath, property owner, 6001 Ventnor Ave, is sworn in and is not in favor of the application.

Marc Silver, property owner, 112 S Surrey Ave, speaks against this application and has many concerns.

Eric Goldstein, Attorney, for Mark & Stephanie Miller, 108 S Surrey Ave, speaks on behalf of Mr. & Mrs. Miller and is in favor of the current design.

Commissioner Landgraf recommends that new plans be submitted to reflect all over the modification that were made.

Mr. McAdam agrees and will the application will be adjourned until September 11, 2019.

Mr. Manos states that renotification will not be necessary.

Mr. Callaghan agrees.

Chairman Cooke returns.

Commissioner Landgraf and Mike Wiesen recuse themselves.

\*\* Bellmawr Holdings, LLC – 6503-13 Ventnor Ave, Block 122, Lot 2.01 (f/k/a/lots 2-7), located Commercial district Zone. The applicant is a major site plan, D “Use” variance and C Variances for Side yard setback (right), lot coverage, parking spaces and a landscape buffer. The applicant proposes to construct mixed use units with five residential units above three commercial units within the City’s Commercial Zoning district. The applicant is being represented by Colin Bell Esq.

Jon Barnhart, Licensed Engineer & Professional Planner, in the State of New Jersey, is sworn in.

Peter Wiess, Licensed Architect, in the State of New Jersey is sworn in.

Thomas Kelly, property owner, 6503-13 Ventnor Ave is sworn in.

Mr. McLarnon reads his review dated August 9, 2019, which is attached.

Mr. Bell, Attorney for the applicant, presents the application.

Mr. Barnhart explains the site plan and the variances.

Mr. Cooke inquires as to parking.

Mr. Gaskill asks for clarification of the parking lot.

Mr. McLarnon suggests concrete or pavers in the rear of the building.

Mr. Cooke would like greenery add to the front of the building.

Mrs. Bartlett inquires as to the parking being to lanes.

Mr. Halpin inquires as to the fire suppression system.

Mr. Wiess states it will meet code.

Mr. Smith III inquires as to the width of the parking spaces.

Mr. Cooke inquires as to the materials that will be used on the front of the building.

Mr. Cooke suggests add a bike rack.

Mr. McLarnon inquires as to fencing.

Public portion opens.

Jeffery Korsyn, property owner, 1 N New Haven Ave, expresses his concerns for parking, trash and mechanicals.

Dan Smith III inquires as to the dumpsters.

Public portion closes.

Mr. Manos reviews the major site plan, D "Use" variance and C variances for Side yard setback (right), lot coverage up to 100%, parking spaces (6 spaces, 1 handicap), a landscape buffer, in lieu of landscape a 6ft vinyl fence will be added, a waiver for street trees and shrubs and all other conditions set fourth in Mr. McLarnon's report.

A motion to approve the major site plan, D "Use" variance and C variances for Side yard setback (right), lot coverage up to 100%, parking spaces (6 spaces, 1 handicap), a landscape buffer, in lieu of landscape a 6ft vinyl fence will be added, a waiver for street trees and shrubs and all other conditions set fourth in Mr. McLarnon's report was made by Tom McAdam and seconded by Leonard Mordell. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Tom Halpin, Jay Cooke, Tom McAdam, Dan Smith III, Leonard Mordell, Tim Koob and Greer Gaskill. Nays; None.

There being no further business, the motion to adjourn was made by Tom McAdam and seconded by Leonard Mordell.

Full meeting available on audio.  
Respectfully submitted  
Carmella Malfara  
Planning Board Secretary/Administrator

[..\081219 rdm ventnor planning engineering flood plain management report 15 South Lafayette Avenue - Lustig.pdf](#)

[..\081219 rdm ventnor engineering and planning Board review 110 South Surrey Avenue.pdf](#)

[..\080919 rdm ventnor planning engineering revised report 6503-6513 Ventnor Avenue - Belmawr Holdings LLC R-2.pdf](#)

