

Ventnor City Planning Board

Minutes

September 23, 2019, 6:30pm

Vice Chairman McAdam called the meeting to order at 6:32pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Mike Wiesen

Jay Cooke

Tom McAdam

Roman Zabihach

Lorraine Sallata

Dan Smith III

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

Absent

Tom Halpin

Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer, Professional Planner

Carmella Malfara, Board Administrator

Procedure

Vice Chairman McAdam called 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 procedures which to follow.

3. Minutes

Motion to approve September 11, 2019 minutes was made by Commissioner Landgraf and seconded by Tim Koob and were unanimously approved.

4. Resolutions

Motion to approve the following resolution was made by Roman Zabihach and seconded by Lorraine Sallata and were unanimously approved.

P – 37 – 2019 – Michael & Christine Walsh – 6808 Atlantic Ave.

5. Applications

**Swain Family Trust – 5900 Boardwalk, block 18, lot 11.02, located in an R – 1 zone. The applicant is seeking C variance relief for front yard setback (boardwalk deck). The applicant is being represented by Kristopher Facenda Esq.

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

Brian Steiner, property owner, 111 S Dorset Ave, speaks against the application and requests that the application be adjourned to a later date due to the fact that Mr. Steiner's attorney was unable to attend due to a medical issue.

Mr. Facenda requests a five-minute adjournment to speak to his client.

Mr. Facenda states his client would like to proceed with the application.

A motion to vote for a postponement was made by Tom McAdam and seconded by Roman Zabihach. The motion for postponement was approved, four in the affirmative and three in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Roman Zabihach, and Lorraine Sallata. Nays; Jay Cooke and Tom McAdam.

The application will be heard on October 28, 2019 and renotification will not be necessary.

Mr. Cooke recuses himself.

**Marc Feldman – 912 N Harvard Ave, block 317, lot 20.02, located in an R – 2 zone. The applicant is seeking a minor subdivision approval along with C variances for lot area, lot depth (lot A) and lot depth (lot B). The applicant is being represented by Eric Goldstein Esq.

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

Jon Barnhart, 400 N Dover Ave, Atlantic City, Nj Licensed Engineer and Professional Planner in the State of New Jersey, is sworn in and his credentials are accepted.

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

Mr. Barnhart, reviews the C variances and the minor subdivision.

Roman Zabihach inquires as to the subdivision.

Mr. McLarnon reads his review dated June 9, 2019, which is attached. He recommends that waivers should be requested.

Commissioner Landgraf speaks as to the water and sewer.

Mr. Zabihach inquires as to the location of the property line.

Mr. McLarnon states that all utilities must be shown on a revised subdivision plan.

Mr. Wiesen would clarification as to the water and sewer.

Public portion opens.

Donna Balara, property owner, 903 N Harvard Ave, is sworn in and is not in favor of the application.

Mike Czyzyk, property owner, 908 N Cambridge Ave, is sworn in, is in favor of the subdivision but is not in favor of variances.

Commissioner Landgraf inquires as to the setbacks.

Marc Feldman, property owner, 912 N Harvard Ave, is sworn in and gives testimony as the need for the subdivision and the lot size.

Commissioner Landgraf inquires as to DEP approvals.

Mr. Zabihach inquires as to the location of the docks.

Mr. Tocco inquires as to the design.

Mr. Wiesen inquires as to the distance between homes.

Mr. Manos reviews the minor subdivision and C variances for lot area, lot depth (lot A), lot depth (lot B) with waivers and conditions of approval whereas revised subdivision plans are required.

Motion to approve the minor subdivision and C variances for lot area, lot depth (lot A), lot depth (lot B) with waivers and conditions of approval whereas revised subdivision plans are required was made by Mike Wiesen and seconded by Dan Smith III. The motion was approved seven in the affirmative and two in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Tom McAdam, Roman Zabihach, Dan Smith III, Peter Tocco and Greer Gaskill. Nays; Lorraine Sallata and Tim Koob.

**Albert Minnix – 126 N Cambridge Ave, block 161, lot 20, located in an R – 7 zone. The applicant is seeking C variance relief for front yard setback and side yard setback.

Albert Minnix, property owner, 126 N Cambridge Ave, is sworn in.

Walter Croft, 2 Woodside lane, Riverton, N.J 08077, Licensed Architect in the State of New Jersey, is sworn in.

Mr. Minnix, presents the application and design, gives testimony as to the changes made to the application.

Mr. Zabihach inquires as to the landscape.

Mr. McLarnon reads his review dated September 20, 2019, which is attached.

Public portion opens.

Janice Albuck, property owner, 130 N Cambridge Ave, is sworn in and is not in favor of the application.

Hope Dilenno, property owner, 128 N Cambridge Ave, sworn in and in favor of the application.

Public portion closes.

Commissioner Landgraf inquires as to the third-floor bonus space and requests as a condition of approval the space will not be used as a bedroom.

Mr. Minnix agrees to the condition.

Mr. Manos reviews C variance relief for front yard setback and side yard setback with conditions of approval.

Motion to approve C variance relief for front yard setback and side yard setback with conditions of approval was made by Jay Cooke and seconded by Tim Koob. The was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata and Dan Smith III. Nays; None.

Mr. Cooke recuses himself.

**Manilal Mathai – 110 S Surrey Ave, block 13, lot 12.01, located in an R – 2 zone. The applicant is seeking C variance relief for building height, third floor deck and third floor inset. The applicant is being represented by Brian Callaghan Esq.

Brian Callaghan, attorney for the applicant, introduces the application and speaks of the changes that have been made. He also states that he has spoken to several neighbors and has agreed to their requests.

Jon Barnhart, 400 N Dover Ave, Atlantic City N.J, Licensed Engineer and Professional Planner in the State of N.J, is sworn in and explains the C variances.

Mr. Barnhart states the applicant will meet all landscaping requirements but will be requesting a waiver for street trees. Mr. Barnhart reviews the criteria of the positives and negatives.

Mr. McLarnon, reads his review dated September 20, 2019, which is attached.

Public portion opens.

Todd Miller, property owner, 15 S Dorset Ave, on behalf of the St. Leonard's Tract Association, is sworn in and thanks the applicant for all changes that have been made. Mr. Miller is in favor of the application.

Eric Goldstein Esq., attorney for Stephanie and Mark Miller, property owners, 108 S Surrey Ave, Thanks the applicant and speaks in favor of the application.

Public portion closes.

Mr. Manos reviews the C variances for building height, third floor deck and third floor inset along with a waiver for street trees.

Motion to approve C variances for building height, third floor deck and third floor inset along with a waiver for street trees was made by Roman Zabihach and seconded Peter Tocco. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Mike Wiesen, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III and Peter Tocco. Nays; None.

There being no further business, the motion adjourn was made by Roman Zabihach and seconded by Tim Koob.

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Administrator

[..\092019 rdm ventnor revised engineering and planning Board review 110 South Surrey Avenue R-1.pdf](#)

[092019 rdm ventnor Revised planning board engineering report Block 161 Lot 20 126 North Cambridge Avenue R-3.pdf](#)

[050619 rdm ventnor planning board engineering report 912 North Harvard Avenue subdivision R1.pdf](#)

