

# Ventnor City Planning Board

## Minutes

October 28, 2019, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:34pm.

### 1. Flag Salute

### 2. Roll Call

#### Present

Commissioner Landgraf

Commissioner Kriebel

Jay Cooke

Tom McAdam

Roman Zabihach

Lorraine Sallata

Dan Smith III

Tim Koob

Greer Gaskill

Wendy Bartlett

#### Absent

Tom Halpin

Mike Wiesen

Peter Tocco

#### Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer, Professional Planner

Carmella Malfara, Board Administrator

#### 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 procedures which to follow.

### 3. Commissioner Kriebel was sworn in as a new Planning Board Member.

### 4. Minutes

Motion to approve September 23, 2019 minutes was made by Roman Zabihach and seconded by Tom McAdam and were unanimously approved.

## 5. Resolution

Motion to approve the following resolutions was made by Tom McAdam and seconded by Lorraine Sallata and were unanimously approved.

P – 38 – 2019 – Marc & Anna Feldman – 912 N Harvard Ave.

P – 39 – 2019 – Albert Minnix – 126 N Cambridge Ave.

P – 40 – 2019 – 110 S Surrey, LLC – 110 S Surrey Ave.

Mr. Manos inquires as to Mr. Callaghan requesting the floor.

Mr. Callaghan requests a postponement of the Deborah Fahs, 104 S New Haven Application until November 13, 2019.

Postponement was granted. The applicant will have to re notice and advertise.

## 6. The Ventnor Plaza Redevelopment Plan

Nick Talvacchia presents The Ventnor Redevelopment Plan with consideration of the Plan and the consistency review of the Master Plan. He discusses possible uses for the area that are congruent with the master plan.

A motion to determine if the Redevelopment Plan is consistent with the Master Plan and Recommend to the Governing Body to adopt this Redevelopment Plan was made by Roman Zabihach and seconded by Tom McAdam. The motion was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Commissioner Kriebel, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Tim Koob and Greer Gaskill. Nays; None.

## 7. Applications

\*\*Christine Nelson (Trust) – 211 N Suffolk Ave, block 199, lot 3.01, located in an R – 4 zone. The applicant is requesting a Certificate of Non-Conformity to ensure the property remains a triplex.

Christine and Steve Nelson, 719 New England Road, Cape May N.J, are sworn in, and present the application. Mr. & Mrs. Nelson give a history of the property and the need for the Certificate of Non-Conformity.

Mr. McAdam inquires as to who owns the property.

Mrs. Nelson states she is the Trustee of the property.

Commissioner Landgraf inquires as to the test year of 1947 and the Polk Directory not having enough evidence that the property is a triplex.

Mr. Nelson states the property was built as a triplex and has separate gas meters and has a fire escape.

Mr. Cooke inquires as to the years the meters were installed.

Commissioner Landgraf gives clarification as to the Land Use Law.

Mr. McAdam inquires as to the electric bills.

Open to the public.

Shawn Smith, tenant of 211 N Suffolk Ave, is sworn in and states his concerns as to the potential buyers of the property and is being evicted. He is not in favor of the application.

Mr. Manos gives clarification as to the Certificate of Non-Conformity.

Mr. Cooke informs Mr. Smith that this application is solely to grant a Certificate of Non-Conformity and does not apply to the potential buys.

Gary Tavella, property owner, 6116 Calvert Ave, is sworn in and speaks against the application.

Frank Cinguino, property owner, 204 N Suffolk Ave, is sworn in, as concerns as to a group home and is not in favor of the application.

Christine Dougherty, property owner, 6412 Monmouth Ave, is sworn in, gives a brief history of the property and is not in favor. She inquires as to property taxes.

Ken Meyers, property owner, 206 N Suffolk Ave, is sworn in and is not in favor of the application.

Ms. Sallata inquires as the square footage, number of bedrooms and parking requirements.

Joann Daily, Re Max Realty, 5321 Ventnor Ave, is sworn in and gives testimony and is not in favor of the application.

Public portion Closes.

Mr. Nelson requests a postponement until the December 11, 2019 meeting to gather additional information and or seeking council.

Postponement was granted. The applicant will have re notice and advertise.

Mr. Cooke recuses himself and Mr. McAdam steps in as Chairman.

\*\* 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.

Mr. Manos, states that the application is a continuance from the September 23, 2019 meeting.

Thomas Dase, Licensed Engineer, in the State of New Jersey, 400 N Dover Ave, Atlantic City N.J, is sworn in.

John Swain, property owner, 5900 Boardwalk is sworn in.

Chaser Gaffney, Licensed Architect, in the State of New Jersey, 6 McDermott Pl, Brigantine N.J, is sworn in.

Mr. Dase presents the site plan and the C variance for front yard setback (boardwalk deck).

Mr. Gaffney, presents the design and the need to extend the deck.

Mr. McAdam inquires as to the repair of the seawall.

Mr. McLarnon, Board Engineer and Professional Planner, is sworn in and reads his review dated September 20, 2019 and a revised review dated October 25, 2019, which is attached.

Mr. McLarnon inquires as to the width of the easement.

Mr. McAdam inquires as to the dimensions of the pool.

Mrs. Sallata inquires as to the dimensions of the deck.

Mr. Zabihach inquires as to the necessity for the larger deck.

Mr. McLarnon inquires as the paved easement meeting lot coverage.

Commissioner Kriebel inquires as to the principal building being set further back.

Mr. Smith III inquires as to CAFRA approvals.

Mr. Koob Inquires as to the height of the deck.

Public portion opens.

Dr. Jeffery Joseph, property owner, 110 S Derby Ave, is sworn in and speaks against the application.

John Irons, property owner, 106 S Derby Ave, is sworn in and is not in favor of the application.

Christopher Baylinson Esq, attorney for Brian Steiner, property owner of 111 S Dorset Ave, speaks on behalf of Mr. Steiner and gives explanation as to why Mr. Steiner is opposed to the application.

Brian Steiner, property owner, 111 S Dorset Ave is sworn in, and gives testimony and is not in favor of the application.

Craig Anmuth, property owner, 109 S Dorset Ave is sworn in, and is not in favor of the application.

Bill Sill, property owner, 103 S Suffolk Ave, President of the St. Leonard's Tract Assoc., is sworn in and gives testimony.

Todd Miller, property owner, 15 S Dorset Ave, is sworn in and gives testimony and is not in favor of the application.

Marc Silver, property owner, 108 S Surrey Ave, is sworn in, inquires as to a Certificate of Occupancy.

Mr. Facenda, Attorney for the applicant, informs the Board that at this time his client does not wish to proceed and will withdraw his application.

## 8. New Business

The Board has a brief discussion regarding parking in the community.

There being no further business, the motion to adjourn was made by Commissioner Landgraf and seconded by Lorraine Sallata.

Full meeting available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Administrator

[102519 rdm ventnor revised engineering and planning Board review 5900 Boardwalk R-1.pdf](#)

