

## Ventnor City Planning Board

### Meeting

January 8, 2020, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:36pm.

#### 1. Flag Salute

#### 2. Roll Call

##### Present

Commissioner Landgraf

Commissioner Kriebel

Jay Cooke

Tom McAdam

Roman Zabihach

Dan Smith III

Peter Tocco

Greer Gaskill

Wendy Bartlett

##### Absent

Tom Halpin

Lorraine Sallata

Mike Wiesen

Tim Koob

#### Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer & Professional Planner

Carmella Malfara, 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. Minutes

Motion to adopt December 11, 2019 minutes was made by Roman Zabihach and seconded by Tom McAdam and were unanimously approved, with the except of Commissioner Landgraf who had to abstain.

#### 4. Resolutions

Motion to approve the following resolutions was made by Tom McAdam and Roman Zabihach and were unanimously approved, with the exception of Commissioner Landgraf who had to abstain.

P – 01 – 2020 – Peter Pagano – 129 N Surrey Ave.

P – 02 – 2020 – Deborah Fahs – 104 S New Haven.

#### 5. Re-Organization

\*Chairman – A nomination for Jay Cooke as Planning Board Chairman for 2020 was received, on a motion of Commissioner Landgraf and seconded by Tom McAdam and was unanimously approved.

\*Vice Chairman – A nomination for Tom McAdam as Planning Board Vice Chairman for 2020 was received, on a motion of Roman Zabihach and seconded by Dan Smith III and was unanimously approved.

\* Board Engineer & Professional Planner – A nomination for Roger McLarnon as Planning Board Engineer & Professional Planner for 2020 was received, on a motion of Tom McAdam and seconded by Roman Zabihach and was unanimously approved.

\*Board Solicitor - A nomination for Leo Manos Esq., for Planning Board Solicitor for 2020 was made by Greer Gaskill and seconded by Dan Smith III and were unanimously approved.

\*Board Administrator – A nomination for Carmella Malfara as Planning Board Administrator was made by Roman Zabihach and seconded by Tom McAdam and were unanimously approved.

#### 6. Reappointments

All the appointments for the following Board Members were unanimously approved.

Commissioner Landgraf – Class III Member

Commissioner Kriebel – Class I Member

Tim Koob – Class IV Member

Wendy Bartlett – Class IV Member

#### 7. Meeting Dates 2020/2021

The Planning Board Meeting Dates for 2020/2021 were unanimously approved.

Mr. Manos informs the Board that the application of Joseph Sigismondi, property owner 204 N Princeton Ave, will be adjourned until the January 27<sup>th</sup> Agenda. The applicant will not have to re-notice or advertise.

## 8. Applications

\*\*Nick Howell – 129 N Newport Ave, block169, lot 26, located in the R – 7 zone. The applicant is seeking C variance relief for front yard setback(building) ,front yard setback(deck), side yard setback(building right), side yard setback(building left). Side yard setback Decks 1<sup>st</sup> floor right), side yard setback (1<sup>st</sup> floor left), rear yard setback(building), curb cut, parking and driveway length. The applicant purposes to demolish an existing attached single-family home and replace it with a new FEMA compliant attached single-family dwelling.

Nick Hallowell, property owner, 129 N Newport Ave is sworn in.

Rami Nassar, Licensed Engineer, in the State of New Jersey, 1425 Cantillon Blvd, Mays Landing N.J., is sworn in and his credentials are accepted.

Roger McLarnon, Board Engineer & Planner, is sworn in.

Mr. Hallowell gives his testimony. He gives a brief history of the property and discusses the need to rebuild.

Mr. Nassar presents the application along with design. He also presents the variances that are being requested.

Mr. Nassar explains the parking variance. He states that the applicant will agree to move the mechanical equipment so that two vehicles may park in the garage, therefore the parking variance is removed.

Mr. Cooke inquires as to the structure being compromised.

Mr. Nassar states that he did inspect the existing structure and it is compromised.

Mr. McAdam inquires as to the structure in the rear of the building.

Mr. Hallowell states that the structure is storage area and he is the owner.

Mr. Cooke inquires as to the addition of the front porch.

Public portion opens.

Public portion closes.

Mr. McLarnon reads his review dated November 22, 2019, which is attached.

Mr. Manos reviews C variance relief for front yard setback(building), front yard setback(deck), side yard setback(building right), side yard setback(building left), side yard setback( Decks 1<sup>st</sup> floor right), side yard setback (1<sup>st</sup> floor left), rear yard setback(building), curb cut, driveway length, Building coverage, lot coverage, a waiver for landscaping and all conditions set forth in Mr. McLarnon's report.

A motion to approve C variances was made by Tom McAdam and seconded by Roman Zabihach. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Commissioner Kriebel, Jay Cooke, Tom McAdam, Roman Zabihach, Dan Smith III and Peter Tocco. Nays; None.

\*\*Water Dog Smoke House, LLC -7319 Ventnor N.J., block 136, lot 1, located in the Commercial District Zone. The applicant is seeking C variance relief for lot coverage, parking, signs(area), sign height (top left), sign height (top center), sign height (bottom right), sign projection above roof line and signs(minimum mounting height). The applicant proposes to amend an approved by-right site plan by adding outdoor seating and signage which will require variances. The applicant will be represented by Christopher Baylinson Esq.

Steve Marchel, property owner, 7319 Ventnor Ave, is sworn in.  
Jon Barnhart, Licensed Engineer and Professional Planner, in the State of New Jersey, is sworn in.

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

Mr. Barnhart explains the C variances and the need for extra seating. He also describes the signage.

Mr. Baylinson states that two street trees will be added.

Mr. McLarnon recommends adding concrete to replace of the stones on Fredericksburg Ave.

Mr. Marchel, gives testimony as to the need for the signage. He states he will not add a sign on the Fredericksburg Ave side of the building.

Mr. Cooke inquires as to the governor's strip being removed. He also suggests adding bike racks.

Mr. Marchel, agrees to add bike racks.

Mr. Zabihach has concerns to the signage.

Commissioner Kriebel speaks in favor of the signage.

Mr. Tocco inquires as to the awning on the side of the building.

Commissioner Landgraf states that an encroachment license will be needed.

Mr. Marchel agrees.

Mr. Cooke inquires as to the seating being within the property line.

Mr. McLarnon reads his review dated January 4, 2020, which is attached.

Public portion opens.

Public portion closes.

Susan Alice, property owner, 5 East Dr. Margate N.J 08402, is sworn in, speaks against the application and is not in favor of the extra seating. She also suggests a postponement so that additional neighbors may attend.

Commissioner Landgraf is not in favor of the postponement.

A motion for postponement was made by Commissioner Landgraf and second by Roman Zabihach. The motion was denied nine in the negative and zero in the affirmative. Nays; Commissioner Landgraf, Commissioner Kriebel, Jay Cooke, Tom McAdam, Roman Zabihach, Dan Smith III, Peter Tocco, Greer Gaskill and Wendy Bartlett. Ayes; None.

Irene Grubberman, property owner, 4 N Fredericksburg Ave, is sworn in, she states her concerns regarding parking and is not in favor of the application.

Tom Walsh, property owner, 10 N Fredericksburg Ave, is sworn in, and states his concerns regarding traffic and parking.

Mrs. Alice inquires as to summer hours of operation.

Mr. Marchel states the summer hours of operation will be as follows 7am to 9pm.

Mr. McLarnon inquires as to the number of employees.

Mr. Smith III inquires as to the mechanicals on the roof.

Mr. Manos reviews the C variance relief for lot coverage, parking, signs(area), sign height (top left), sign height (top center), sign height ( bottom right), sign projection above roof line and signs(minimum mounting height) with conditions whereas the applicant will add two street trees and remove all stones from the governor's strip and replace with concrete and any other conditions set forth in Mr. McLarnon's report.

Motion to approve all variances being requested was made by Tom McAdam and seconded by Roman Zabihach. The motion was approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Commissioner Kriebel, Jay Cooke, Tom McAdam, Roman Zabihach, Dan Smith III, Peter Tocco, Greer Gaskill and Wendy Bartlett. Nays; None.

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

The audio recording of this meeting is available on the Ventnor City website.

Respectfully submitted  
Carmella Malfara  
Planning Board Administrator

[..\112219 rdm ventnor planning board engineering report 129 North Newport Avenue.pdf](#)

[..\010420 rdm ventnor planning engineering report 7319 Ventnor Avenue - Water Dog Smoke House LLC amedned site plan.pdf](#)

