

Ventnor City Planning Board

Minutes

February 24, 2020, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

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

1. Flag Salute

2. Roll Call

Present

Tom McAdam
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill

Absent

Commissioner Landgraf
Commissioner Kriebel
Tom Halpin
Jay Cooke
Wendy Bartlett

Professionals

Leo Manos Esq., Board Solicitor
Roger McLarnon, Board Engineer & Professional Planner
Carmella Malfara, Board Administrator

Procedure

Vice Chairman McAdam 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 January 27, 2020 minutes was made by Roman Zabihach and seconded by Lorraine Sallata and unanimously approved.

4. Resolutions

Motion to approve the following resolutions was made by Tim Koob and seconded by Peter Tocco and were unanimously approved.

P – 7 – 2020 – John Battista – 5216 Atlantic Ave.

P – 8 – 2020 – Ventnor World Wide, LLC – 6413-17 Ventnor Ave.

P – 9 – 2020 – Sean Gibbs – 211-213 N Suffolk Ave.

P – 10 – 2020 – Joseph Sigismondi – 204 N Princeton Ave.

5. Applications

** Marc & Anna Feldman – 912 N Harvard Ave, block 317, lot 20.20, located in the R – 2 zone. The applicant is requesting a one year extension of a prior minor subdivision approval. The applicant is being represented by Michael Lario Esq.

Mr. Lario, attorney for the applicant, request an extension of a prior minor subdivision approval.

Mr. McLarnon, is sworn in, and states they was a prior subdivision approval.

Mr. Manos gives clarification of the extension process.

Mrs. Sallata inquires as to the prior approval and is not in favor of the extension.

Mr. Manos reviews the request for extension.

Motion to grant the request for a one extension was made by Dan Smith III and seconded by Roman Zabihach. The motion was granted seven in the affirmative and one in the negative. Ayes; Tom McAdam, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; Lorraine Sallata.

**Gerald Sokolowski – 118 N New Haven Ave, block 174, lot, located in the R – 7 zone. The applicant is seeking C variance relief for front yard setback (2nd floor deck) and a roof over seconded floor deck.

John Obelenus, Licensed Architect, in the State of New Jersey, 102 S 18th street, Vineland N.J, is sworn in and his credentials are accepted.

Gerald Sokolowski, property owner, 118 N New Haven Ave, is sworn in.

Mr. McLarnon, reads his review dated February 20, 2020, which is attached.

Mr. Obelenus describes the conditions of the site and variances being requested. He also explains how the application meets the criteria for the variances being requested.

Mr. McLarnon states a roof is considered building coverage and if approved revised plans will be needed to show building coverage.

Mrs. Sallata inquires to the application being new.

Mr. Sokolowski gives testimony. He gives a brief history on the property and discusses the need for the covered roof.

Mr. McLarnon inquires as to the total number of decks.

Mr. Obelenus states that there are 3 decks in total.

Mr. McLarnon inquires as to the number of decks that are covered. He also states that if the 3 decks are covered it will require a variance for building coverage.

Mr. Obelenus does not believe that a variance for building coverage is needed.

Mr. McLarnon clarifies the variances needed and if all 3 roofs are covered a building coverage variance is needed.

Mrs. Sallata would like to see the number of variances reduced.

Mr. Wiesen suggests a retractable awning in place of a roof.

Mr. McLarnon recommends reducing the roof over the back deck to half so that the building coverage variance will be eliminated.

Mr. Sokolowski agrees.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variances for front yard set back (2nd floor deck) and a covered roof over deck as will all conditions set forth in Mr. McLarnon's report.

Motion to approve the C variance relief was made by Roman Zabihach and seconded by Dan Smith III. The motion was unanimously approved eight in the affirmative and zero in the negative. Ayes; Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

Chairman Cooke is now present.

Other Business

Chairman Cooke leads the Board in a discussion pertaining to parking in the city.

There being no other further business, the motion to adjourn was by Mr. Tim Koob and seconded by Peter Tocco and unanimously approved.

[..\022020 rdm ventnor planning and engineering report Block 174 Lot 20 118 North New Haven Avenue.pdf](#)

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/ Secretary

