

# Ventnor City Planning Board

## Minutes

June 10, 2020, 6:30pm

The meeting was held by remote access only, by video and audio means.

Chairman Cooke called the meeting to order at 6:46pm.

### 1. Flag Salute

### 2. Roll Call

#### Present

Commissioner Landgraf

Jay Cooke

Tom McAdam

Roman Zabihach

Lorraine Sallata

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

#### Absent

Commissioner Kriebel

Tom Halpin

Dan Smith III

Mike Wiesen

#### Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer & Professional Planner

Carmella Malfara, Board Administrator

#### Procedure

Chairman Cooke announced that the meeting was 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 May 13, 2020 minute was made by Lorraine Sallata and seconded by Tim Koob. The motion was unanimously approved.

#### 4. Resolutions

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

P – 15 – 2020 – John Spagnola – 18 S Troy Ave.

P – 16 – 2020 – Washington Ave Beach, LLC – 110 S Washington Ave.

#### 5. Applications

Two Pioneers, LLC – 5019 Winchester Ave, block 100, lot 9, located in the R – 7 zone.

The applicant is seeking C variance relief for front yard setback, side yard setback (principal building), side yard setback (1<sup>st</sup> & 2<sup>nd</sup> floor), rear yard setback (building), rear yard setback decks (1<sup>st</sup> & 2<sup>nd</sup> floor), rear yard deck height (2<sup>nd</sup> floor), building coverage, lot coverage and building height. The applicant is proposing to build a new single-family dwelling. The applicant is being represented by Brian Callaghan Esq.

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

Peter Weiss, New Jersey Licensed Architect, 101 N Washington Ave, Margate N.J, is sworn in and his credentials are accepted.

Mr. Cooke advises the Board that Mr. Callaghan and Mr. Barnhart are the owners of 5019 Winchester Ave and will be representing themselves.

Mr. Callaghan presents the application. Mr. Callaghan, states that the prior structure was a duplex and a Certificate of Non-Conformity was issued for the property. A single-family dwelling is being proposed for this site. He also states that he has reviewed Mr. McLarnon's report and is in agreement.

Mr. Barnhart, describes the variances being requested and he also explains the design of the proposed structure. He also describes the new bulkhead and the D.E.P approval. He states that the variances being requested would not have a negative impact on the Ventnor's Zoning Code and also that the positives outweigh the negatives.

Mr. Cooke inquires as to the new bulkhead materials.

Mr. Tocco inquires as to an existing dwelling.

Mr. Cooke inquires as to the applicant requesting a landscape waiver.

Public portion opens.

Barb Hamill, property owner, 5015 Winchester Ave, is sworn in and states her concerns as to lack of parking in the area and is not in favor of the application.

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

Commissioner Landgraf inquires as to the number of parking spaces at 5015 Winchester Ave.

Craig Bates, property owner, 5021 Winchester Ave, is sworn in and gives testimony as to the poor drainage and the need for the City to supply proper drainage in the area. He also has concerns as to maintaining his property should the variances be granted.

Commissioner Landgraf suggests moving the mechanicals back to allow for additional space so that Mr. Bates can properly maintain his property.

Mr. Barnhart agrees to move the mechanicals.

Public portion closes.

Mr. McLarnon reads his review dated June 5, 2020, which is attached.

Mr. Manos reviews the C variances for front yard setback, side yard setback (principal building), side yard setback (1<sup>st</sup> & 2<sup>nd</sup> floor), rear yard setback (building), rear yard setback decks (1<sup>st</sup> & 2<sup>nd</sup> floor), rear yard deck height (2<sup>nd</sup> floor), building coverage, lot coverage and building height along with a waiver for landscaping, as well as moving all mechanicals, and all conditions set forth in Mr. McLarnon report.

A motion to approve C variances was made by Roman Zabihach and seconded by Peter Tocco. The motion was unanimously approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Peter Tocco and Tim Koob. Nays None.

\*\*Tom Peterson – 322 N Harvard Ave, block 221, lot 5.02, located in an R – 2 zone. The applicant is seeking C variance relief for front yard set (building), front yard setback (porch) and curb cut. The applicant is proposing to construct a new single-family dwelling. The applicant is being represented by Eric Goldstein Esq.

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

Peter Weiss, New Jersey Licensed Architect, 101 N Washington Ave, Margate N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review dated June 5, 2020 and revised June 10, 2020, which is attached. He states that a variance plan was submitted, however a variance plan will be presented during the meeting.

Mr. Wiess addresses the variance plan and states that the driveway will be moved to the left side of the dwelling due to a utility pole.

Mr. Goldstein, attorney for the applicant, presents the application and gives testimony as to the need for five parking spaces.

Mr. Barnhart describes the variances being requested and states that the variances would not have any negative impact on the New Jersey Municipal Land Use Law or Ventnor's Zoning Code and the positives outweigh the negatives.

Mr. Weiss describes the design and the layout of the proposed new structure.

Mrs. Sallata inquires as to the fifth parking space and states her concerns as to the large curb cut.

Mr. Goldstein states that the applicant would like the additional parking space for family.

Mr. Zabihach also has concerns as to the number of parking spaces.

Commissioner Landgraf inquires as to the fifth parking space being on the property line.

Mr. Barnhart suggests moving the structure over a few feet to allow for additional space between the parking space and the property line.

Mr. Tocco is in favor of moving the structure over.

Mr. Goldstein, on behalf of the applicant, will remove the fifth parking space.

Mr. informs the Board that the application will be amended and the curb cut variance is removed.

Mr. Cooke recommends the applicant submit a landscape plan.

Mr. Goldstein agrees.

Public portion opens.

Public portion closes.

Mr. Manos review C variances for front yard set (building), front yard setback (porch) and curb cut, along with eliminating the fifth parking space whereas the curb cut variance is removed, submit a landscape plan and any other conditions set forth in Mr. McLarnon reports.

The motion to approve C variances was made by Tom McAdam and seconded by Lorraine Sallata. The motion was unanimously approved, seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Peter Tocco and Tim Koob. Nays; None.

## 6. Other Business

There being no further business, the motion to adjourn was made by Lorraine Sallata and seconded by Tim Koob and was unanimously approved.

Respectfully submitted

Carmella Malfara

Planning Board Administrator/Secretary

[060520 rdm ventnor planning board engineering and planning report 5019 Winchester Avenue.pdf](#)

[322 N Harvard Ave Engineers report.pdf](#)

