

Ventnor City Planning Board

Minutes

September 9, 2020, 6:30pm

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

Chairman Cooke called the meeting to order at 6:38pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Commissioner Kriebel

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Wendy Bartlett

Absent

Tom Halpin

Peter Tocco

Tim Koob

Greer Gaskill

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 procedure which to follow.

3. Minutes

Motion to adopt August 24, 2020 minutes was made by Lorraine Sallata and seconded by Roman Zabihach. The motion was unanimously approved.

4. Resolutions

Motion to approve the following Resolution was made by Lorraine Sallata and seconded by Roman Zabihach and were unanimously approved, with the exception of Commissioner Landgraf and Commissioner Kriebel who abstained from P – 31 – 2020.

P – 29 – 2020 – Dante & Eleanora Vespertino – 5702 Edgewater Ave.

P – 30 – 2020 – Kenneth & Kathleen Calemno – 5903 Ventnor Ave.

P – 31 – 2020 – Barry Sable – 102 S Oakland Ave.

After a brief discussion the Planning Board has agreed to Hybrid meetings whereas, all members, applicants and public shall have the option to appear in person or by remote access by video and audio means.

5. Applications

** Dr. William Burnstein – 100 S Dudley Ave, block 17, lot 6.01, located in the R – 1 zone. The applicant is seeking C variance relief for building coverage and possibly others to construct an addition that includes enlarging 2 front yard decks and adding a rear yard deck, swimming pool and pavers. The applicant is being represented by Chris Baylinson.

Dr. Burnstein, property owner, 100 S Dudley Ave, is sworn in.

Michael Kolchins, New Jersey Licensed Architect, 6021 Third St, Mays Landing, N.J, is sworn in and his credentials are accepted.

Mr. McLarnon, Board Engineer & Professional Planner, is sworn in and reads his review dated September 6, 2020, which is attached. Mr. McLarnon informs the Board that an additional front yard setback is needed. He also states the applicant shall relocate the existing fence behind the property line and the location of the pool equipment is not on the plans and as a condition of approval new plans shall be submitted.

Christopher Baylinson, attorney for the applicant, presents the application. He states that any landscaping that may be damaged will be replaced and that he spoke to the neighbor and is fine with relocating the fence.

Mr. Kolchins, describes the variances being requested as well as the need for adding a rear deck and enlarging the front two decks.

Mr. Baylinson, asks Mr. Kolchins if the decks will consistent with the other homes in the neighborhood as well as any detriment to the public good.

Mr. Kolchins states the home will be aesthetically pleasing and views will not be obstructed.

Commissioner Kriebel inquires as to adding a governor strip.

Mr. Baylinson requests adding street trees in place of a governor's strip.

Dr. Burstein gives testimony as to why he prefers street trees and would like clarification as to why a governor's strip is needed.

Mrs. Sallata informs Dr. Burstein that the city ordinance allows up to two years to complete landscaping.

Commissioner Landgraf explains the need for the governor's strip.

Mr. Cooke inquires as to the setbacks of the front decks as well as the location of the pool equipment.

Public portion opens.

Bill Sill, property owner, 103 S Suffolk Ave, President of the St. Leonard's Tract Association, is sworn in and speaks in favor of the application.

Public portion is closed.

Mr. Manos review the C variances for building coverage and front yard setback for third floor deck as well as conditions whereas any landscaping shall be replaced, a governor's strip shall be added, along with two street trees, location of pool equipment shall be on compliance plans and the relocating the fence.

The motion to approve C variance relief was made by Roman Zabihach and seconded by Lorraine Sallata. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Commissioner Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III and Mike Wiesen. Nays; None.

Commissioner Kriebel recuses himself.

** Troy Avenue Owners, LLC – 114 S Troy Ave, block 31, lot 13, located in the R – 3 zone. The applicant is seeking C variance relief for rear yard setback (3rd fl deck), minimum roof pitch, landscaping total shrubs, curb cut and possibly others to construct a new single-family dwelling. The applicant is being represented by Brian Callaghan Esq.

Jeffery Goldstein, property owner, 114 S Troy Ave, is sworn in.

Daniel Mascione, New Jersey Licensed Architect, 1409 New Road, Northfield N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review dated September 6, 2020, revised September 9, 2020, which is attached. He informs the board that construction has begun at this site. He also suggests the applicant request a waiver for street trees.

Mr. McLarnon inquires as to the deck being included in the building coverage.

Mr. Goldstein gives a brief history of the property. He informs the Board that he has been granted permits from the city to begin construction.

Mr. Mascione states that the deck is included in the building coverage. Mr. Mascione explains the variances being requested and describes the conditions of the site. He also discusses the landscape plan submitted and the need for the 20ft curb cut.

Mr. Callaghan requests a waiver for two street trees and informs the Board that a governor's strip will be added, along with forty-nine shrubs throughout the property. Mr. Callaghan asks Mr. Mascione to describe the positive and negative criteria and to confirm that the plans submitted would not cause any detriment to the neighbors, zone plan or zoning ordinance.

Mr. Mascione states he would like to review the landscape plan submitted with Mr. McLarnon.

Public portion opens.

Public portion closes.

Mr. Manos reviews C variance relief for rear yard setback (3rd fl deck), minimum roof pitch, curb cut of 20ft, as a condition of approval a landscape plan shall be submitted along with a waiver for street trees and an ADA ramp.

Motion to approve C variance relief was made by Roman Zabihach and seconded by Dan Smith III. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiensen and Wendy Bartlett. Nays; None.

Commissioner Kriebel returns.

** Gordon & Cynthia Combs – 605 N Derby Ave, block 312, lot 2.02, located in an R-7 zone. The applicant is seeking C variance for rear yard setback and possible others to construct a new sunroom.

Gordon & Cynthia Combs, property owners, 605 N Derby Ave, are sworn in.

Chris Myers, 3808 Green Arce Grove, sworn in.

Mr. McLarnon reads his review dated September 8, 2020, which is attached.

Cynthia Combs, gives her testimony. She gives a brief history on the property and discusses the need for the enclosed sunroom.

Mr. Cooke inquires as to the sunroom having heat and or air conditioning.

Mrs. Combs states that the sunroom will not be heated nor will it have air conditioning.

Commissioner Landgraf inquires as to the existing deck being removed.

Mr. McLarnon asks Mrs. Combs to confirm that the plans submitted would not cause any detriment or harm to the neighbors.

Mr. Cooke suggest adding street trees in the front of the dwelling.

Mrs. Combs agrees to add street trees and asks for recommendations.

Public portion opens.

Public portion closes.

Mr. Manos reviews C variance for rear yard setback with a condition to add two street trees.

Motion to approve the C variance relief was made by Roman Zabihach and seconded by Lorraine Sallata. The motion was approved seven in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Commissioner Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III and Mike Wiesen. Nays; None.

6. Other Business

Richard Natow – 6625 Monmouth Ave, block 172, lot 10, located in the R-7 zone is requesting an extension to demolish an existing dwelling.

Mr. Natow and Shelby Simmons, property owners, 6625 Monmouth Ave are sworn in.
Mr. Natow gives his testimony as to why he is requesting an extension.

Commissioner Landgraf inquires as to how much time is being requested.

Mr. Natow would like to ask for a one-year extension.

Dan Smith III inquires as to CAFRA permits.

Commissioner Landgraf is agreeable to the one-year extension.

Mr. Cooke recommends the extension be granted with an October 1, 2021 date.

Mr. Natow would like clarification as to why there is a time line for demolition.

Commissioner Landgraf explains the reason for the time line.

The Board with an all-in favor vote grants the extension.

There being no further business, the motion to adjourn was made by Commissioner Landgraf and seconded by Dan Smith III.

Respectfully submitted
Carmella Malfara
Planning Board Administrator

[090620 rdm ventnor engineering and planning Board review Burstein 100 South Dudley Avenue.pdf](#)

[090620 rdm ventnor planning Board planning and engineering report 114 South Troy Avenue revised.pdf](#)

[090620 rdm ventnor planning engineering report 605 North Derby Avenue.pdf](#)

