

Ventnor City Planning Board

Minutes

November 16, 2020, 6:30pm

Chairman Cooke called the meeting to order at 6:39pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Jay Cooke

Dan Smith III

Peter Tocco

Greer Gaskill

Roman Zabihach

Mike Wiesen

Absent

Commissioner Kriebel

Lorraine Sallata

Tom Halpin

Tim Koob

Wendy Bartlett

Professionals

Leo Manos Esq, Board Solicitor

Roger McLarnon, Board Engineer & Professional Engineer

Carmella Malfara, Planning 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. Minutes

Motion to adopt October 26, 2020 minutes was made by Peter Tocco and seconded by Roman Zabihach and were unanimously approved.

4. Resolutions

Motion to approve the following resolutions was made by Roman Zabihach and seconded Peter Tocco and were unanimously approved, with the exception of Commissioner Landgraf who had to abstain from P – 37 – 2020.

P – 37 – 2020 – T-Mobile Northeast LLC – 111 S Buffalo Ave.

P – 38 – 2020 – Deborah Tye Feith – 103 S Cornwall Ave.

P – 39 – 2020 – Bruce and Marica Tomar – 24 N Rosborough Ave.

P – 40 – 2020 – Joseph & Andrea Nave – 105 N Little Rock Ave.

5. Applications

Mr. Manos informs the Board that the application of 6801 Atlantic Ave, Joel & Tamar Port, will adjourned to the December 9, 2020 hearing. He also advises the Board that the applicant will not have re-notice or advertise.

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

Mr. Callaghan requests a postponement of the Jacob Winograd , 5501 Winchester Ave until the December 9,2020 hearing.

The postponement was granted. Renotification is not necessary.

**Gary & Linda Goldsmith – 107 S Newark Ave, block 34, lot 3, located in the R – 3 zone. The applicant is seeking C variance relief for rear yard setback and possible others to enclose an existing stairwell.

Gary Goldsmith, property owner, 107 S Newark Ave, is sworn in.

Mr. McLarnon is sworn in.

Mr. Manos gives reason for this application. He states that the applicant had a prior denial in 2007 for what appears to be a similar application. He informs the Board that the first part of this application is to render a decision as to whether this application should be barred by the doctrine of res judicata, which means that the matter has already been decided.

Mr. Goldsmith, property owner, gives history of the property and of the application. He also gives reasons as to why the application should be viewed differently. He states that he has made changes to the application.

Mr. Cooke would like clarification as to the changes that were made.

Mr. Tocco inquires as to the roof line of the enclosure.

Commissioner Landgraf inquires as to the width of the enclosure remaining same as the prior application.

Mr. Goldsmith states that the width of the enclosure will remain the same.

Mr. Tocco inquires as to the rear yard setback being the same dimension as the prior application.

Mr. Goldsmith replies that the setback would remain the same. He also gives testimony as to the need to enclose the existing stairwell.

Mr. McLarnon inquires to prior permits and to the use of the garage.

Mr. Goldsmith states the garage is for storage purposes only.

Mr. Zabihach inquires as to prior work without permits.

Mr. Goldsmith explains that he had built the enclosure but has since removed it.

Public portion opens.

Public portion closes.

Mr. Goldsmith asks for a postponement until the January 13, 2021 hearing.

Postponement was granted.

6. Other Business

**Mr. McLarnon discusses proposed ordinance revisions – Ordinance 2020-26, Chapter 102, Development Regulations, various mechanical residential ordinances. He reads his review dated November 9, 2020., which is attached.

Mr. McLarnon states The Board of Commissioners has introduced the Ordinance on the first reading at the November 12,2020 Commission Meeting. A second reading will be held at the Next Commission meeting, which will be held on December 10,2020.

Mr. Tocco inquires as to first floor elevation.

Mr. McLarnon discusses amendments to 102 by ordinance No. 2020-26 are to provide zoning standards that are more practical with current zoning standards and to clarify beachfront properties within the R-1, R-3 and R-9 zoning district.

Commissioner Landgraf suggests revisiting the regulation regarding requirements for decks fronting the boardwalk and beachfront lots.

Mr. Manos introduces Resolution P – 41 – 2020 Consistency Report on Ordinance No. 026-2020.

Motion to adopt Resolution P – 41 – 2020 was made by Roman Zabihach and seconded by Greer Gaskill and was unanimously approved.

7. Public Discussion

**Brian Callaghan Esq. speaks on the R-7 district, which allows two-family dwellings. He would like the Board to revisit the ordinance to possibly permit two-family dwellings in other zones.

Commissioner Landgraf and Mr. Cooke informs Mr. Callaghan that the Board has a subcommittee which is working on preparing maps that will allow the Board to look at lot sizes, which will be used to better develop the community.

Mr. Callaghan discusses the 1978 guidelines which do not permit tattoo parlors in Ventnor City. Mr. Callaghan would like to submit application to the Board for an interpretation. He would like the Board to consider making this a permissible use.

Jim Harrigan, property owner, 608 N Cambridge Ave has questions regarding sheds and home elevations.

Motion to adjourn was made by Commissioner Landgraf and seconded by Peter Tocco.

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

Respectfully submitted
Carmella Malfara
Planning Board Administrator

[111120 rdm ventnor planning Board planning and engineering report 107 South Newark Avenue.pdf](#)

[110920 signed consistency report ordinance 2020-026.pdf](#)

