

Ventnor City Planning Board

Minutes

March 10, 2021, 6:30pm

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

Chairman Cooke called the meeting to order at 6:31pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Commissioner Kriebel

Tom Halpin

Jay Cooke

Roman Zabihach

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Absent

Lorraine Sallata

Wendy Bartlett

Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer & Professional Planner

Carmella Malfara, Board Administrator/Secretary

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 February 22, 2021 minutes was made by Tim Koob and seconded Roman Zabihach and were unanimously approved.

4. Resolutions

Motion to approve the following resolutions was made by Dan Smith III and seconded by Greer Gaskill and were unanimously approved with the exception of Commissioner Landgraf, who had to abstain.

5. Applications

**Jonathan & Danilee Cara Burke – 6507 Monmouth Ave, block 172, lot 4, located in the R-7 zone. The applicant is seeking C variance relief for lot coverage, landscape for street trees and possibly others to install permeable pavers. The applicant is being represented by Brian Callaghan Esq.

Mr. Callaghan, attorney for the applicant, states that after reviewing Mr. McLarnon's report the applicant will make modifications to the application.

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

Danilee Cara Burk, property owner, 6507 Monmouth Ave, is sworn in.

Mr. McLarnon, Board Engineer and Professional Planner is sworn in, and reads his review dated March 7, 2021, which is attached.

Mr. Callaghan presents the application and explains the modifications to the application.

Mr. McLarnon inquires as to the concrete sub pad.

Mr. Callaghan explains drainage and water runoff.

Mr. Barnhart explains the variances being requested and discusses the location of the proposed planters.

Mr. Callaghan discusses the stone governor's strip. He suggests adding pavers to the governor's strip, He does not recommend adding grass due to flooding.

Commissioner Landgraf inquires as to the type of stone in the governor's strip.

Mrs. Burke states that the stones are river rock.

Commissioner Landgraf has concerns whereas the City shall not be responsible for any repairs made to pavers.

Mr. McLarnon recommends as a condition of approval, that the applicant shall be responsible for any repairs that may be needed.

Mr. Callaghan asks Mr. Barnhart to confirm that the plans submitted would not cause any detriment to neighbors or Ventnor City's zoning ordinance. He also asks Mr. Barnhart to confirm that the positive criteria outweigh the negative.

Mr. Cooke suggests adding an irrigation system.

Mrs. Burke states that the property has an irrigation system in place, however she will add an additional irrigation.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variance relief for lot coverage, street trees requirement, along with conditions whereas the driveway apron will become concrete, the applicant shall redo the cross slope to meet 2% of the sidewalk, replace or repair any pavers if deemed necessary as well as add additional irrigation.

Motion to approve C variance relief 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, Commissioner Kriebel, Tom Halpin, Jay Cooke, Roman Zabihach, Dan Smith III and Mike Wiesen. Nays; None.

**Larry & Yvette Doroshow -16 S Melbourne Ave, block 82, lot 21, located in the R-4 Zone. The applicant is seeking C variance relief for front yard setback and possibly others to construct a roof over the existing porch. The applicant is being represented by Brian Callaghan Esq.

Larry & Yvette Doroshow, property owners, 16 S Melbourne are sworn in.

Scott Ritter, Licensed New Jersey Contractor is sworn in.

Mr. McLarnon reads his review dated March 7, 2021, which is attached.

Mr. Doroshow gives a brief history of the property and the need for the new roof.

Mr. Callaghan asks Mr. Doroshow to confirm that he will not be adding windows or screen and that the roof will not cause any negative impact on the neighborhood.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variance relief for front yard setback along with any other conditions set forth in Mr. McLarnon's report.

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

Commissioner Landgraf and Commissioner Kriebel recuses themselves for this application.

**5312 Atlantic Ave LLC – 5312 Atlantic Ave LLC, block 12, lot 4 and 5, located in the Commercial District Zone. The applicant is seeking a D "Use" variance, major subdivision, major site plan approval, C variances for front yard setback, side yard setback, building height, eave height, street trees, lot coverage, curb cut and possible others to demolish an existing vacant bank and construct three residential buildings containing two dwellings each. The applicant is being represented by James Swift Esq.

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

Michael Martella, property owner 5312 Atlantic Ave & 102 S Victoria Ave, is sworn in.

Eric Olds, Licensed New Jersey Architect, is sworn in and his credentials are accepted.

Mr. McLarnon read his review dated March 5, 2021, which is attached. Mr. McLarnon states that this application was previously granted and memorialized in Decision and Resolution P-08-2017, adopted February 8, 2017. The project was approved for a Major Subdivision including a Use variance as well as several bulk variances related to the subdivision. A Major Site Plan along with several C variances were also approved. The major subdivision was not filed in time and has expired, which brings this application back to the Board. The Use variance and C variances granted continue provided that the subdivision approval be reaffirmed thereby approving, by default the major site plan.

He also states that no waivers or other variances are being requested.

Mr. Cooke asks Mr. Manos to clarify in which way the applicant shall proceed.

Mr. Swift would like to proceed on the recommendations of Mr. McLarnon and Mr. Manos to reaffirm what was previously adopted. He all states that That no changes have been made to this application.

Mr. Barnhart gives a brief history of the application and discusses the major subdivision and describes the condition of the site.

Mr. Swift asks Mr. Olds to describe the design.

Mr. Manos confirms the variances previously approved.

Mr. Wiesen inquires as to the start date of the project.

Mr. Martella states he would like to start the project as soon as possible.

Public portion opens.

Richard Gober, property owner 26 N Hillside is sworn in and share his concerns as to the density in the area as well as higher taxes and concerns of losing commercial real estate.

Bert Blicher, property owner, 106 S Surrey Ave, is sworn in and speaks in favor of the application.

Eric Neidermam, property owner, 101 S Suffolk Ave, is sworn in speaks in favor of the application, however has concerns with the with the height of the proposed dwellings.

Public portion closes.

Mr. Cooke inquires as to the height of the dwellings.

Mr. McLarnon states the height has not changed from the previous approvals.

Mr. Cooke inquires as to the roof top deck.

Mr. Martella believes the roof top deck is necessary for outside living space.

Mr. Manos reviews the preliminary and final subdivision, regrant the Use variance, D6 variance for height, c variances specific to the individual lots previous granted along with major site plan approval, with all conditions set forth in Mr. McLarnon's report.

Motion to grant approvals was made by Roman Zabihach and seconded by Tim Koob. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Tom Halpin, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco and Tim Koob. Nays; None.

6. Other Business

Mr. Zabihach informs the Board that he will be composing a variance summary by zoning districts for the years 2019 and 2020.

Mr. Swfit thanks the Board for all their effort and hard work.

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

Full audio of this meeting can be found on VentnorCity.org.

Respectfully submitted
Carmella Malfara
Planning Board Administrator/Secretary

[030821 rdm ventnor planning and engineering report 16 South Melbourne Avenue.pdf](#)

[030821 rdm ventnor planning engineering report 5312 Atlantic Avenue Major Site Plan and Subdivision.pdf](#)

