

## Ventnor City Planning Board

### Minutes

March 22, 2021, 6:30 pm

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

Chairman Cooke called the meeting to order at 6:30pm.

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

#### Absent

Lorraine Sallata  
Greer Gaskill  
Wendy Bartlett

#### 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 meeting. He also advised the Board on the intent of the meeting and procedures which to follow.

3. Minutes

Motion to adopt March 10, 2021 was made by Peter Tocco and seconded by Roman Zabihach and was unanimously approved.

#### 4. Resolutions

Motion to approve the following resolutions was made by Dan Smith III and seconded by Tim Koob and were unanimously approved.

P – 15 – 2021 – Jonathan & Danilee Cara Burke – 6507 Monmouth Ave.

P – 16 – 2021 - Larry & Yvette Doroshow – 16 S Melbourne Ave.

P – 17 – 2021 – 5312 Atlantic Ave LLC – 5312 Atlantic Ave.

#### 5. Applications

\*\*Leonard & Teri Schuchman – 25 S Avolyn Ave, block 72, lot 3, located in the R-3 zone. The applicant is seeking C variance relief for rear yard setback (principal structure), rear yard setback (decks) and possibly others to expand an existing bedroom and to construct an additional bathroom. The applicant is being represented by Christopher Baylinson Esq.

Edwin Howell, New Jersey Licensed Architect & Professional Planner, 9 Otter Lane, Egg Harbor Twp., is sworn in and his credentials are excepted.

Teri Schuchman, property owner, 25 S Avolyn Ave, is sworn in.

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

Mr. Howell presents the application. He describes the conditions of the site and explains the variances being requested.

Mr. Baylinson asks Mr. Howell to confirm that the variances being requested would not cause any detriment to the neighbors or Ventnor's zoning ordinance.

Mr. Cooke inquires as to the existing rear yard setback. He also inquires as to the addition being on the seconded floor only.

Mr. Tocco inquires as to the location of the addition. He feels that if the addition was built on the side of the dwelling it would be conforming.

Mr. Howell states that if the location were to be built on the side of the dwelling, they would lose the window in the proposed bathroom and that the addition would occupy more of the side yard.

Mrs. Schuchman gives a brief history of the property. She also feels that moving the addition would block the light from entering the living space.

Mr. Zabihach agrees that moving the addition would not be aesthetically pleasing and it would not allow for light and open space.

Public portion opens.

Public portion closes.

Mr. McLarnon reads his review dated March 18, 2021, which is attached. He states that 3 variances are being requested. He also recommends requesting a landscape waiver. He states that the governor's strip is too narrow to add street trees.

Mr. Cooke inquires as to the number of existing street trees on the property.

Mrs. Schuchman states that there is a large Cherry Tree in the side yard.

Mr. Cooke recommends adding one additional tree as a condition of approval.

Mr. Manos reviews the C variances for rear yard setback (principal structure), rear yard setback (decks), landscaping waiver and a condition of approval whereas an additional street tree will be added.

Motion to approve C variance relief was made by Tim Koob and seconded by Roman Zabihach. 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.

\*\*Christoforos Pylaras – 6624 Ventnor Ave, block 73, lot 9, located in the Commercial District zone. The applicant is seeking C variance relief for front yard setback and possible others to expand the second-floor deck.

Christoforos & Andrea Pylaras, property owners, 6624 Ventnor Ave, are sworn in.

Paul Karnavas, 20 D Clover Path Ave, Maple Shade, New Jersey, is sworn in.

Mr. Manos informs the Board that Mr. Pylaras will represent himself, however Mr. Karnavas may speak on his behalf.

Mr. McLarnon reads his review dated March 18, 2021, which is attached. He states that three variances should be requested for front yard setback, parking and rear yard setback-deck above 1<sup>st</sup> habitable floor along with a landscape waiver.

Mr. Cooke inquires as to the number of parking spaces on the final plans.

Mr. McLarnon states that if the applicant can maintain the two existing parking spaces, the parking variance can be eliminated.

Mr. Cooke states that amended plans will be needed.

Mr. Karnavas describes the variance being requested to expend the seconded floor deck.

Mr. Cooke states the plans do not show the dimensions of the deck.

Mr. Karnavas explains the dimensions and where to find them.

Commissioner Landgraf states that the dimensions hard difficult to read.

Mr. Cooke asks Mr. Karnavas to describe the positive and negative criteria.

Mr. Cooke inquires to the height of the deck. As well as the cracked concrete being replaced.

Commissioner Landgraf states concerns as to the neighbors parking in the rear of the dwelling. He also inquires as to there being an alley on The Troy Avenue side of the dwelling.

Mrs. Pylaras states that the neighbors do not park in the rear of the dwelling.

Mr. Cooke states for the record that there is not an easement on the property.

Mr. Smith inquires as to two cars being able to park on the site.

Mr. Pylaras gives a brief history of the property and discusses parking.

Mr. Karnavas states the dimension of the parking spaces are on the site plan.

Mr. Smith III would like revised plans showing dimensions of the parking spaces.

Mrs. Pylaras agrees to submit revisions. She also states she will add flower boxes on the Troy Avenue side of the dwelling.

Mr. McLarnon states that there are two different sets of dimensions listed on the plans. He inquires as to which dimensions are correct.

Commissioner Landgraf suggests postponing the application, so that revised plans shall be submitted with all corrections.

Mr. Pylaras agrees to the postponement and will submit revised plans.

Mr. Manos states that the applicant will be adjourned until the April 14, 2021 meeting. He also informs the Board that renotification will not be necessary.

\*\* \*\*Joe Berenato – 106 S Buffalo Ave, block 10, lot 33, located in the R-3 zone. The applicant is seeing C variance relief for maximum building coverage, minimum side yard setback and possible others to construct a covered parking area with a deck above. The applicant is being represented by Fred Declement Esq.

Jay Sciullo, New Jersey Licensed Engineer, 17 S Gordon's Alley Suite 3, Atlantic City, is sworn in.

Joe & Gail Berenato, property owners, 106 S Buffalo Ave, are sworn in.

Fred Declement Esq, attorney for the applicant presents the application.

Mr. Sciullo reviews the plans and describes the condition of the site. Mr. Sciullo also explains the variances being requested.

Mr. Smith III inquires as to the number of existing parking spaces.

Mr. Sciullo states that there are currently three parking spaces and there will be no change in regards to parking.

Mr. Manos notes that an architectural rendering, will be know as A-1 and an elevation view, will be known as A-2.

Mr. Sciullo states that the applicant plans to keep the existing flower bed and will add any landscape that the Board deems necessary.

Mr. McLarnon read his review dated march 18, 2021, which is attached. Mr. McLarnon inquires as to the slope of the deck. He also states the applicant shall apply for an encroachment license from the City as well as add pavers to the governor's strip.

Public portion opens.

Richard Ost, property owner, 108 S Buffalo Ave, is sworn in and speaks in favor of the application.

Ira Winston, property owner, 111 S Buffalo, is sworn in and is in favor of the application.

Public portion closes.

Mr. Wiesen inquires as to a small roof peak being added above the front door.

Commissioner Landgraf is in favor of the proposed roof peak.

Mr. Manos inquires as to the calculations of the proposed roof peak.

Mr. Manos reviews the C variances for side yard setback and building coverage with a condition whereas the applicant shall apply for an encroachment license from the City Ventnor.

Motion to approve C variance was made by Commissioner Landgraf and seconded by Tim Koob. 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.

There being no further business, motion to adjourn was made by Roman Zabihach and seconded by Peter Tocco.

Audio of this recording is available on the Ventnor City Website.

Respectfully submitted  
Carmella Malfara  
Planning Board Administrator/Secretary

[031821 rdm ventnor planning Board planning and engineering report 25 South Avolyn Avenue.pdf](#)

[031821 rdm ventnor planning Board planning and engineering report 106 South Buffalo Avenue.pdf](#)

[031821 rdm ventnor planning engineering report 6624 Ventnor Avenue variance report.pdf](#)

