

# Ventnor City Planning Board

## Minutes

April 26, 2021, 6:30pm

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

Chairman Cooke called the meeting to order at 6:34pm.

1. Flag Salute
2. Roll Call

### Present

Commissioner Landgraf  
Commissioner Kriebel  
Jay Cooke  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Mike Wiesen  
Peter Tocco  
Greer Gaskill  
Wendy Bartlett

### Absent

Tom Halpin  
Tim Koob

### Professionals

Leo Manos Esq., Board Solicitor  
Roger McLarnon, Engineer & Professional Planner  
Carmella Malfara, Board Engineer

### 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 April 14, 2021 minutes was made by Lorraine Sallata and seconded by Peter Tocco and were unanimously approved.

#### 4. Resolutions

Motion to approve the following resolutions was made by Roman Zabihach and seconded by Lorraine Sallata and was unanimously approved, with the exception of Commissioner Landgraf and Commissioner Kriebel who had to abstain.

P – 20 – 2021 – 111 S Cornwall Associates, LLC -111 S Cornwall Ave.

P – 21 – 2021 -Christoforos Pylaras – 6624 Ventnor Ave.

P – 22 – 2021 – Paul & James Muskett – 5602 Edgewater Ave.

P – 23 – 2021 – Steven Kramer Living Trust – 106 S Philadelphia Ave.

P – 24 – 2021 – Jeffery Allen – 6 S Baltimore Ave.

P – 25 – 2021 – Franco Boarda – 6700 Atlantic Ave.

#### 5. Applications

Mr. Manos informs the Board that the application of 17 N Lafayette Ave and 15 S Washington Ave are requesting postponements. Postponements are granted until the June 9, 2021 meeting. He also states that renotification will not be necessary.

\*\*Sidney & Margaret Silver – 105 S Newark Ave, block 34, lot 4, located in the R-4 zone. The applicant is seeking C variance relief front yard porch encroachment, lot coverage, landscaping overall, landscaping front yard. The applicant is proposing to enlarge an existing 1<sup>st</sup> floor porch which currently provided the only landscaping.

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

Mr. Silver, property owner, 105 S Newark Ave, is sworn in.

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.

Christopher Baylinson, attorney for the applicant, presents the application.

Mr. Barnhart describes the conditions of the site and explains the variances being requested. He states that the new design will add additional air light and space to the front of the dwelling. He also states a governor's strip will be added.

Mr. Baylinson asks Mr. Barnhart to confirm that four feet of landscape will be maintained in the front of the enlarged porch. He also asks him to confirm that the plans submitted would not cause any detriment to the neighbors nor to the Ventnor City zoning ordinance.

Mr. Baylinson states that the new enlarged porch will not be covered and if necessary a landscape strip can be added to the driveway.

Mr. Silver gives his testimony. He gives a brief history on the property. He discusses the need for the enlarged porch, which he believes would not be intrusive.

Mr. Zabihach inquires as to the when the porch was inclosed.

Mr. Silver states it must have been before his family took ownership of the property.

Mr. Tocco recuses himself.

Commissioner Landgraf speaks of the negative factor of enlarging the porch over the only permeable area.

Mr. Cooke is in agreement with Commissioner Landgraf.

Mrs. Sallata states the enlarged porch does not enhance the value of the neighborhood and is not in favor.

Me. Wiesen inquires as to the applicant fencing in the front yard.

Mr. Silver states he would prefer the enlarged porch to enjoy outside living.

Mr. Baylinson asks for a brief recess to confer with his client.

Mr. Baylinson states that Mr. Silver would like to withdraw his application to make revisions to the plans submitted.

Mr. Manos states the application is withdrawn, however if the applicant wishes to appear in front of the Board a new application shall be submitted.

Commissioner Landgraf and Commissioner Kriebel both recuse themselves.

Peter Tocco returns.

\*\*Creekview Development Company, LLC – 8 N Buffalo Ave, block 126, lot19, located in the R-4 zone. The applicant is seeking a D “USE” variance, C variances for lot area, lot width, lot coverage, dormer face setback from wall below, dormer length and possibly others to construct a new two-family dwelling where two-family dwellings are not permitted.

Harry Harper, New Jersey Licensed Architect and Professional Planner, 555 New Jersey Ave, Absecon New Jersey, is sworn in and his credentials are accepted.

Michael Joffe, 318 Oak Ave, Cherry Hill, New Jersey, is sworn in.

Mr. McLarnon reads his review dated April 21, 2021, which is attached. He states a waiver is needed as the survey is older than two years. He also inquires as to a Certificate of Non-Conformity not being submitted with the application.

Mr. Callaghan, attorney for the applicant, states that a Certificate of Non-Conformity was issued September 16, 1998 and the test year is 1947.

Mr. Cooke inquires as to the R-4 zoning district permitting two-family dwellings.

Mr. Manos informs the Board that the R-7 zoning district permits two-family dwellings.

Mr. Callaghan, attorney for the applicant, presents the application. He states the existing duplex is non-conforming. He also states the applicant will add a street tree as well as a grass strip.

Mr. Harper reviews the plans and describes the layout of the proposed new two-family dwelling. Mr. Harper also explains the variances being requested and discusses the proposed four off street parking spaces.

Mr. Callaghan asks Mr. Harper to confirm that the variances being requested would not cause any detriment to the neighbors or Ventnor City's zoning ordinance. Mr. Harper also discusses the positive criteria.

Mr. Zabihach inquires as to the stairs being open. He also states that he would prefer a single-family dwelling.

Mr. Cooke inquires as to the square footage of each unit, as well as stacked parking spaces.

Mr. Harper states 2 parking spaces can be removed to add a garage. He also discusses the location of the AC units.

Mr. Cooke inquires as to the landscaping. He recommends adding an irrigation system.

Mr. Harper agrees to add an irrigation system.

Mr. Tocco inquires as to a brake away wall.

Mr. Wiesen inquires as to the length of time the home has been listed.

Mr. Joffe gives a brief history of the property. He states that there was an oil tank spill which had to be cleaned and is now resolved. He also states that he will reside in one unit and the seconded unit will be rented.

Public portion opens.

Mary Lenahan, property owner, 126 N Troy Ave, is sworn in. Ms. Lenahan speaks in favor of the application, however states her concerns as to removing the existing tree which houses a nest of birds. She states the birds have nested in the tree for the past five years. She would like a condition whereas the tree shall not be removed if the application is approved.

Mr. Joffe states he is aware of the birds and will not remove the tree.

Carolann Clinger, property owner, 7 N Wissahicken Ave, is sworn in and states her concerns as to the removal of asbestos siding and if piling will be used.

Mr. Joffe states he will hire a licensed contractor who specializes in the removal of asbestos siding.

Kristin Nocco, property owner, 9 N Buffalo Ave, is sworn in, and also shares her concerns as to the removal of the tree.

Public portion closes.

Mr. McLarnon has concerns with saving the tree with the curb cut being 18ft.

Mr. Harper will work with a surveyor to move the driveway to ensure the tree will not be removed.

Mr. Manos reviews the D "USE" variance as well as the C variances for lot area, lot width, waiver for the survey older than two years, waiver for one street tree, conditions whereas the applicant shall provide irrigation, demo will not start until August and the location of the air condition units and storage shed shall be located on the revised plans.

Motion to approve the D "USE" variance and C variances was made by Peter Tocco and seconded by Lorraine Sallata. The motion was approved five in the affirmative and two

in the negative. Ayes; Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco and Greer Gaskill. Nays; Roman Zabihach and Lorraine Sallata.

## 6. Other Business

There being no further business, the motion to adjourn was made by Roman Zabihach and second by Dan Smith III and was unanimously approved.

Audio of this recording is on the Ventnor City website.

Respectfully submitted  
Carmella Malfara  
Planning Board Administrator

[042221 rdm ventnor planning board engineering report 105 South Newark Avenue.pdf](#)

[042021 rdm ventnor planning and engineering report 8 North Buffalo Avenue.pdf](#)

