

# Ventnor City Planning Board

## Minutes

May 12, 2021, 6:30pm

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

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

### 1. Flag Salute

### 2. Roll Call

#### Present

Commissioner Landgraf

Commissioner Kriebel

Tom Halpin

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Wendy Bartlett

#### Absent

### Professionals

Leo Manos, 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 procedures which to follow.

### 3. Minutes

Motion to adopt April, 26, 2021 minutes was made by Lorraine Sallata and seconded by Roman Zabihach and were unanimously approved.

#### 4. Resolutions

Motion to approve the following resolution was made by Peter Tocco and seconded by Dan Smith III and were unanimously approved.

P – 26 – 2021 – Creekview Development Company, LLC – 8 N Buffalo Ave.

#### 5. Applications

Mr. Manos make an announcement whereas 7 N Baton Rouge Ave, is requesting a postponement until the June 9, 2021 hearing. He also states that renotification is not necessary.

**\*\*Christopher Ireland – 308 N Oxford Ave, block 214, lot 18, located in the R-2 zone.**

The applicant is C variance relief for front yard setback (porch), side yard setback (porch-right), side yard setback (porch-left) and possibly others to construct a new 1<sup>st</sup> floor deck partially above an existing driveway.

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

Christopher Ireland, property owner, 308 N Oxford Ave is sworn in.

Mr. McLarnon reads his review dated May 7, 2021, which is attached. Mr. McLarnon recommends adding one street tree and suggest adding additional shrubbery.

Mr. Callaghan, attorney for the applicant, present the application.

Mr. Ireland, gives a brief history of the property and explains his need for the larger deck.

Mr. Callaghan asks Mr. Ireland if he has spoken to his neighbors in regards to the proposed new deck.

Mr. Callaghan in forms the Board that Mr. Ireland will agree to add the additional shrubbery and one street tree.

Mr. McLarnon suggests adding an additional six inches to the side yard setback variance.

Ms. Sallata would clarification as to the location of the additional landscaping.

Commissioner Landgraf inquires as to the materials used to construct the proposed deck.

Commissioner Kriebel inquires as to the curb cut.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variances front yard setback (porch), side yard setback (porch-right), side yard setback (porch-left) and any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances was made by Roman Zabihach and seconded 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, Lorraine Sallata and Dan Smith III. Nays; None.

\*\*Washington Beach, LLC – 110 Washington Ave, block 43, lot 12, located in the R-3 zone. The applicant is seeking C variance relief for front yard setback (building) and possibly others to enclose an existing second floor deck.

Mark Petrella, New Jersey, Licensed Architect, 1020 Atlantic Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

Mr. McLarnon, reads his review dated May 10, 2021, which is attached.

Mr. Goldstein Esq, attorney for the applicant, presents the application. Mr. Goldstein addresses Mr. McLarnon's comments. He also gives a brief history of the property and discusses previous variances.

Mr. Petrella presents the design. He also describes the layout and explains the variance being requested.

Mr. Goldstein asks Mr. Petrella to confirm that the variances being requested would not cause any detriment to the neighbor's or Ventnor City's zoning ordinance.

Mr. Cooke inquires as to the square footage of the home and of the enclosure.

Public Portion opens.

Public portion closes.

Mr. Manos reviews the C variance for front yard setback (building) and a condition whereas the applicant shall not seek any further expansion to the street.

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

\*\*Hal & Marcy Axelrod -14 N Baltimore Ave, block 130, lot 13, located in the R-4 zone. The applicant is seeking C variances for front yard setback (building), front yard setback (2nd floor deck), side yard setback (building), rear yard setback (building), roof eave projection and possible others to construct and enlarge the second floor of an existing 1.5 story single-family dwelling.

Craig Dothe, New Jersey Licensed Architect, 33 N Brighton Ave, Atlantic City, N.J 08401, is sworn in and his credentials are accepted.

Hal & Marcy Axelrod, property owners, 14 N Baltimore Ave are sworn in.

Mr. McLarnon reads his review dated May 9, 2021, which is attached. He recommends adding landscaping.

Mr. Dothe presents the application. He describes the layout and discusses the design. He also explains the variances being requested.

Mr. Cooke inquires as to this application being a house raise.

Mr. Dothe replies it is not a house raise and a landscape plan shall be submitted.

Mr. Cooke inquires as to the roof eave projection.

Mr. Dothe states that roof eave height projection has been removed.

Mr. McLarnon inquires as to the side yard setback.

Mrs. Sallata inquires as to reducing the lot coverage in the rear yard.

Mr. Cooke inquires as to the size of the rear yard patio, as well as continuing the grass strip along the side.

Mrs. Axelrod states that she would prefer to plant shrubs along the side.

Mrs. Sallata inquires as to planting two street trees in the governs strip.

Mr. & Mrs. Axelrod agree to the landscape recommendations.

Mr. McLarnon inquires as to the in the rear yard.

Mr. Tocco inquires as to the substantial improvement applying when submitting building permits.

Commissioner Landgraf states that the Ventnor City Flood Plain Manager will make that determination.

Mr. Manos gives clarification of the fifty percent rule.

Public portion opens.

Mike Skolnick, property owner, 19 N Baltimore Ave, speaks in favor of the application.

Public portion closes.

Mrs. Sallata would clarification of the lot coverage.

Mr. Wiesen informs the applicants of state grants that are available to residents who are interested in raising their homes.

Mr. Manos reviews the C variances for front yard setback (building), front yard setback (2nd floor deck), side yard setback (building), rear yard setback (building) along with conditions whereas the applicant shall submit a landscape plan, two street trees shall be planted and landscape will be added to the rear of the property and any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances was made by Lorraine Sallata 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, Lorraine Sallata and Dan Smith III. Nays; None.

\*\*Michael & Roseann Rossi – 431 N Oxford Ave, block 257, lot 8, located in the R-4 zone. The applicant seeking C variance relief for front yard setback (building), side yard setback (building right), side yard setback (building left), side yard setback-deck (right), building coverage, roof eave height, a waiver for landscaping and possibly others to elevate an existing non flood compliant single-family dwelling as well as adding an addition.

Craig Dothe, New Jersey Licensed Architect, 33 N Brighton Ave, is sworn in and his credentials are accepted.

Michael & Roseann Rossi, property owners, 431 N Oxford Ave, are sworn in.

Mr. McLarnon reads his review dated May 10, 2021, which is attached. He states although a wavier for landscape was requested, as a condition of approval that applicants shall plant shrubbery.

Mr. Manos informs the Board that the addition is causing the variances.

Commissioner Landgraf is in favor of the house raise.

Mr. Dothe presents the application. He describes the layout and the conditions of the site. He also explains the variances being requested.

Public portion opens.

Marie & Duff McQueen, property owners, 429 N Oxford Ave, are sworn in. Mrs. & Mr. McQueen are not in favor of the application. She states her concerns as to the stairs being too close to her property as well as street trees.

Mr. Cooke inquires as to the height of the landing as well as the stair access from the garage. He also suggests inclosing the stairs for safety reasons.

Mrs. McQueen would like a wall built along the outside of the railings.

Mr. McLarnon states the outside stair should remain due to there being two additional set of stairs in the proposed dwelling.

Mr. Cooke inquires as two the size of the garage and stair access.

Commissioner Landgraf is not in favor of the wall.

Paul Garr, property owner, 433 N Oxford Ave, Is in favor of new construction, however he has several issues with the garage as well as the height of the addition and water runoff.

Mr. Dothe states that garage can be moved back so it will not obstruct the view when backing out.

Mr. & Mrs. Rossi agree to move the garage.

Mrs. Sallata inquires as to the location of the street tree.

Mr. Dothe will comply with the roof eave, there for that variance shall be eliminated.

Public portion closes.

Mr. Manos reviews the C variances for front yard setback (building), side yard setback (building right), side yard setback (building left), side yard setback-deck (right), building coverage, roof eave height, a waiver for landscaping with conditions whereas one street tree shall be planted, garage door shall be moved back, storm water shall be directed to the street, steps shall be masonry, the stairs on the right side shall have a weather wall and roof and any other conditions set forth in Mr. McLarnon's report.

Motion to approve the C variances was made by Roman Zabihach and seconded by Lorraine Sallata. After a brief discussion on the weather wall, Vice Chairman Zabihach believes the application should be amended to the original application that would eliminate the wall.

The applicants state they would prefer to eliminate the wall.

A straw vote was taken to eliminate the weather wall so that the application can remain as designed. Ayes; Commissioner Landgraf, Commissioner Kriebel, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen and Jay Cooke who abstained.

Mr. Manos review the original application whereas the steps stay as the original design and all conditions remain the same.

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

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 Secretary/ Administrator

[050821 rdm ventnor planning engineering report 308 North Oxford Avenue.pdf](#)

[050921 rdm ventnor planning and engineering report 431 North Oxford Avenue.pdf](#)

[050921 rdm ventnor planning and engineering report 14 North Baltimore Avenue.pdf](#)

[051021 rdm ventnor planning Board engineering report 110 South Washington Avenue.pdf](#)

