

# Ventnor City Planning Board

## Minutes

May 24, 2021, 6:30pm

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

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

### 1. Flag Salute

### 2. Roll Call

#### Present

Commissioner Kriebel

Tom Halpin

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Wendy Bartlett

#### Absent

Commissioner Landgraf

Jay Cooke

#### Professionals

Leo Manos, Board Solicitor

Roger McLarnon, Board Engineer and Professional Planner

Carmella Malfara, Board Administrator

#### Procedure

Vice Chairman Zabihach 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 May 12, 2021 minutes was made by Lorraine Sallata and seconded by Tim Koob and were unanimously approved.

#### 4. Resolutions

Motion to approve the following resolutions was made by Peter Tocco and seconded by Tim Koob and were unanimously approved.

P – 27 – 2021 – Christopher Ireland – 308 N Oxford Ave.

P – 28 – 2021 – Washington Beach House LLC – 110 S Washington Ave.

P – 29 – 2021 – Hal & Marcy Axelrod – 14 N Baltimore Ave.

P – 30 – 2021 – Michael Rossi – 431 N Oxford Ave.

#### 5. Applications

\*\*JJCC Longport, LLC – 5800 Balfour Ave, block 215, lot 3.03, located in the R-2 zone.

The applicant is seeking a minor subdivision as well as C variances for lot area, lot width, front yard setback (building), front yard setback (porch) and possibly others to subdivide a lot and construct two new flood compliant dwellings. The applicant is being represented by Eric Goldstein Esq.

Greer Gaskill and Mike Wiesen recused themselves.

Roger McLarnon, Board Engineer & Planner is sworn in.

Arthur Ponzio Jr, New Jersey, Licensed Surveyor and planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credential are accepted.

Peter Weiss, New Jersey, Licensed Architect, 101 N Washington Ave, Margate N.J, is sworn in and his credentials are

Mr. McLarnon states the application did not include plans or drawings.

Mr. McLarnon reads his review dated May 18, 2021, which is attached.

Mr. Goldstein, attorney for the applicant presents the application.

Mr. Ponzio, reviews the subdivision. He describes the conditions of the site and also how the application meets the criteria for the variances being requested.

Mr. Weiss presents the design and describes the layout of the proposed new dwellings.

Mr. Zabihach inquires as to the three street trees along Dudley Ave being removed.

Mrs. Sallata inquires as to the landscaping along Balfour Ave.

Mr. McLarnon recommends planting two street trees along Balfour.

Mr. Zabihach suggests adding a governor's strip.

Mr. Ponzio will submit a landscape plan.

Mr. McLarnon has concerns as to the width of the curb cuts.

Mr. Goldstein, on behalf of the applicant will amend the curb cut.

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

Public portion opens.

Public portion closes.

Mr. Manos reviews the minor subdivision and the request for C variances along with conditions whereas street trees and a governors shall be added along with a landscape plan and any other conditions set forth in Mr. McLarnon's report.

Motion to approve the minor subdivision and C variances was made by Dan Smith III and seconded by Tom Halpin. The motion was approved eight in the affirmative and zero in the negative. Ayes; Commissioner Kriebel, Tom Halpin, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob and Wendy Bartlett. Nays; None.

Greer Gaskill returns.

\*\*129 N Dudley Ave, LLC – 129 N Dudley Ave, block 154, lot 9, located in the R-7 zone. The applicant is seeking approval for a minor by right subdivision. The applicant is being represented by Brian Callaghan Esq.

Thomas Dase, New Jersey Licensed Engineer and Planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

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

Mr. Dase reviews the by right subdivision and discusses the condition of the site.

Public portion opens.

Public portion closes.

Commissioner Kriebel inquires as to the side yard setbacks.

Mr. Manos reviews the by right subdivision.

Motion to approve the by right subdivision was made by Lorraine Sallata and seconded by Tim Koob. The motion was approved nine in the affirmative and zero in the negative. Ayes; Commissioner Kriebel, Tom Halpin, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

\*\*Dennis & Rochelle Weismer – 13 N Rosborough Ave, block 128, lot 10, located in the R-7 zone. The applicant is seeking C variance relief for front yard setback, side yard setback and possibly others to raise an existing deck. The applicant is being represented by Brian Callaghan Esq.

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

Thomas Dase, New Jersey, Licensed Engineer & Planner, 400 N Dover Ave is sworn in and his credentials are accepted.

Rochelle Weismer, property owner, 13 N Rosborough Ave, is sworn in.

Mr. Dase reviews the design and describes the layout of the proposed deck. He also explains the variances being requested.

Mr. Callaghan asks Mr. Dase to confirm that granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor's Zoning code, and that the positives would outweigh the negatives.

Mr. McLarnon reads his review dated May 18, 2021, which is attached.

Mrs. Sallata would like the lot coverage to be reduced, she suggests adding a governor's strip.

Mrs. Weismer agrees to add the governor's strip.

Mr. Smith III inquires as to the rear yard being all concrete.

Public portion opens.

David Kirshtein, property owner, 23 N Rosborough Ave, is sworn in and speaks in favor of the application.

Marcia Tomar, property owner, 24 N Rosborough Ave, is sworn in, and is in favor of the application.

Alan Sohn, property owner, 11 N Rosborough Ave, is sworn in, and is favor of the application.

Public portion closes.

Mrs. Sallata inquires as to the rear steps.

Mr. Manos reviews the C variances for front yard setback, side yard setback, a waiver for landscaping, conditions whereas the applicant shall extend the landscape and add a governor's strip.

Motion to approve C variances 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 Kriebel, Tom Halpin, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco and Tim Koob. Nays; None.

Harry & Ilene Grossman – 100 S Portland Ave, block 26, lot 7, located in the R-3 zone. The applicant is seeking C variance relief for front yard setback 2<sup>nd</sup> floor deck/porch (Atlantic Ave), front yard setback 2<sup>nd</sup> floor deck/porch (Portland Ave), third floor setback flat roof, roof over second floor deck, principle building height, third floor deck and possibly others to construct a new two and a half story residential structure above parking and storage. The applicant is being represented by Brian Callaghan Esq.

Todd Miller, New Jersey, Licensed Architect, 15 S Dorset Ave, Ventnor N.J is sworn in and his credentials are accepted.

Harry & Ilene Grossman, property owners, 100 S Portland Ave, are sworn in.

Mr. McLarnon reads his review dated May 18, 2021, which is attached. He states a waiver should be requested for a survey older than two years, a landscape plan shall be submitted. He also states that the curb cut width was not provided on the plans.

Mr. Miller presents the design and describes the proposed layout. He also explains the variances being requested.

Mr. Callaghan asks Mr. Miller to confirm the grading and to discuss the two fronts due to the corner lot, the landscape plan as well as the positive and negative criteria.

Mrs. Sallata inquires as to the level of the grading being ten inches.

Mrs. Grossman gives a brief history of the property and gives testimony as to the need for the height of the grading to be ten inches higher.

Ms. Bartlett inquires as the height of the ceilings being reduced.

Mrs. Sallata would like to see street trees planted on Atlantic Ave as well as on Portland Ave.

Mr. Miller suggests adding one street tree on Portland Ave.

Mr. Grossman agrees to add one street tree.

Public portion opens.

Public portion closes.

Mr. Manos review the C variances front yard setback 2<sup>nd</sup> floor deck/porch (Atlantic Ave), front yard setback 2<sup>nd</sup> floor deck/porch (Portland Ave), third floor setback flat roof, roof over second floor deck, principle building height, third floor deck, a waiver for the survey older than two years, the applicant shall submit a landscape plan and any other conditions set forth in Mr. McLarnon's report.

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

Commissioner Kriebel recuses himself.

6309 Ventnor, LLC – 6309 Ventnor Ave, block 120, lot 5, located in the Commercial District zone. The applicant is seeking a D Use variance, C variances for lot coverage, rear yard decks above 1<sup>st</sup> habitable floor, third floor deck location, curb cut width and possibly others to construct two – two units townhomes for a total of four homes on one large lot. The applicant is being represented by Brian Callaghan Esq.

Thomas Dase, New Jersey, Licensed Engineer & Planner, 400 N Dover Ave, is sworn in and his credentials are accepted.

Robert Lolio, New Jersey, Licensed Architect, 219 Bellevue Ave, Hammonton N.J is sworn in and his credentials are accepted.

Mr. McLarnon, reads his review dated May 18, 2021, which is attached.

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

Mr. Dase, describes the conditions of the site and also explains how the application meets the criteria for the variances being requested.

Mr. Lolio presents the design and describes the layout of the proposed dwellings.

Mr. Callaghan asks Mr. Lolio to confirm the granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor's zoning code, and also that the positives outweigh the negatives.

Public portion opens.

Pam Maitin, property owner, 7 N Portland Ave, is sworn in and is not in favor of the application. Mrs. Maitin states her concerns as to the lack of parking on Portland Ave. He also inquires as to the location of the pool as well as the placement of decks. She also states her concern as to the proposed dwellings blocking her light.

Mr. Zabihach inquires as to the number of trees as well as the height of the trees on Mrs. Maitin's property.

Deb Bella, property owner, 6303 Ventnor Ave unit 7, is sworn in. Mrs. Bella is not in favor of the application. She states her concerns for parking as well as the size of the lot being small.

Mr. Callaghan address the parking concerns. He states that the proposed dwellings will have parking on site.

Nadar Glaali, property owner, 6309 Ventnor speaks in favor of the application.

Karla Cappuccio, property owner, 6309 Villa Court, is sworn in and speaks in favor of the application.

Public portion closes.

Mrs. Sallata inquires as to the tree blocking the site lines when backing out of the driveway.

Mr. McLarnon states that moving the tree would not block the site line when backing out of the driveway.

Mr. Manos reviews the D Use variance, C variances for lot coverage, rear yard decks above 1<sup>st</sup> habitable floor, third floor deck location, curb cut width along with any conditions stated in Mr. McLarnon's report.

Motion to approve the D Use Variance and C variances was made by Lorraine Sallata and seconded by Greer Gaskill. The motion was approved seven in the affirmative and zero in the negative. Ayes; Tom Halpin, Wendy Bartlett, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco and Tim Koob. Nays; None.

## 6. Other Business

Consistency review and discussion on Ordinance 2021-009 pertaining to cannabis business in the City of Ventnor.

Resolution Number P – 36 – 2021.

Motion to adjourn was made by Lorraine Sallata and seconded by Tim Koob.

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

Respectfully submitted  
Carmella Malfara  
Planning Board Administrator

[051821 rdm ventnor planning and engineering report 5800 Balfour Avenue.pdf](#)

[051821 rdm ventnor planning and engineering report 13 North Rosborough Avenue.pdf](#)

[051821 rdm ventnor planning and engineering report 129 North Dudley Avenue minor subdivision.pdf](#)

[051821 rdm ventnor planning Board planning and engineering report 100 South Portland Avenue.pdf](#)

[051821 rdm ventnor planning engineering report 6309 Ventnor Avenue variance report.pdf](#)

