

# Ventnor City Planning Board

## Minutes

June 9, 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 6:34pm.

### 1. Flag Salute

### 2. Roll Call

#### Present

Commissioner Kriebel

Tom Halpin

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

#### Absent

Commissioner Landgraf

Greer Gaskill

Wendy Bartlett

### Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer & Professional Planner

Carmella Malfara, Board Administrator

### Procedure

Chairman Cooke announced the meeting is being held in accordance with due public notice thereof and pursuant to the New Jersey State "Sunshine Shine 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 June 9, 2021 minutes was made by Dan Smith III and seconded by Peter Tocco and was unanimously approved.

#### 4. Resolutions

Motion to approve the following resolutions was made by Roman Zabihach and seconded by Lorraine Sallata and were unanimously approved.

P – 31 – 2021 – JJCC Longport, LLC – 5800 Balfour Ave.

P – 32 – 2021 – 129 N Dudley, LLC – 129 N Dudley Ave.

P – 33 – 2021 – Dennis & Rochelle Weismer – 13 N Rosborough Ave.

P – 34 – 2021 – Harry & Ilene Grossman – 100 S Portland Ave.

P – 35 – 2021 – 6309 Ventnor, LLC – 6309 Ventnor Ave.

#### 5. Applications

Mr. Manos, Board Solicitor, announces that the application of 15 S Washington Ave has been adjourned to the July 26, 2021 Planning Board meeting. He also states that renotification is not necessary.

\*\*Renee & Allen Flehinger – 17 N Lafayette Ave, block 130, lot 13, located in the R-4 zone. The applicant is seeking C variance relief for a side yard setback and possibly others to construct a new deck.

Mr. McLarnon, Board Engineer, is sworn in.

Renee & Allen Flehinger, property owners of 17 N Lafayette Ave are sworn in.

Mr. McLarnon reads his review dated April 21, 2021 and revised June 7, 2021, which is attached. Mr. McLarnon states that a landscape coverage variance is needed as well as a rear yard setback. He also states that the air conditioning units must be shown on plans.

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

Mrs. Flehinger gives a brief history of the property and the need for the large deck.

Mr. Cooke inquires as to the height of the fence between the Flehinger's property and the neighboring property.

Mr. Tocco speaks in favor of the proposed deck.

Mr. Cooke inquires as to the landscape coverage.

Mrs. Flehinger describes the proposed landscape and agrees to add landscaping along the fence.

Mr. McLarnon would like conformation that the proposed hot tub has been removed from the application. He also inquires as to the location of the air conditioning units.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variances for rear yard setback and landscape coverage as well as conditions whereas the applicant shall add a 24-inch-wide planter along the fence and relocate the air units on the proposed deck.

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

\*\*Dennis & Petrina DePasquale – 20 S New Haven Ave, block 72, lot 1, located in the R-3 zone. The applicant is seeking C variances for off street parking spaces, off street parking space size and possibly others to legalize an under construction internal shed which reduces off street parking.

Dennis & Petrina DePasquale, property owners, are sworn in.

Mr. McLarnon reads his review dated June5, 2021, which is attached. He states that the application is a substantial benefit variance. He also states the applicant is proposing to utilize area within the public right of way, which will encroach into the public sidewalk possibly causing a reduction in accessible path width for ADA requirements.

Mr. DePasquale gives a brief history of the property and explains the need for the large shed. He also discusses the dimensions of the shed as well as the driveway.

Mr. McLarnon states the location of the shed in the car port does not allow vehicles to utilize that area for parking.

Mr. Cooke inquires as to the lot size.

Commissioner Kriebel inquires as to the depth of the car port.

Mr. DePasquale states he is willing to make the shed smaller.

Mrs. DePasquale states they are willing to push the shed back an additional 4ft.

Mr. McLarnon states if the shed is pushed back the additional 4ft that could possibly be enough for two undersized parking spaces.

Commissioner Kriebel suggests moving the shed back 6ft.

Mr. Tocco inquires as to the door in the car port.

Mr. McLarnon inquires as to the number of bedrooms in the home.

Mrs. Sallata is not in favor of eliminating parking on the premises.

Public portion opens.

Public portion closes.

Mr. Manos reviews C variances for off street parking spaces, off street parking space size and a waiver for landscape.

Motion to approve C variances was made by Lorraine Sallata and seconded by Peter Tocco. The motion was denied one in the affirmative and six in the negative. Ayes; Roman Zabihach. Nays; Commissioner Kriebel, Tom Halpin, Jay Cooke, Lorraine Sallata, Dan Smith III and Mike Wiesen.

\*\*BTOL, LLC – 7 N Baton Rouge Ave, block 90, lot 3, located in the R-7 zone. The applicant is seeking C variances for lot area, lot width, rear yard setback and possibly others to construct a new flood compliant dwelling. The applicant is being represented by Eric Goldstein Esq.

Brian & Mary Peterman, property owners, 7 N Baton Rouge Ave, are sworn in.

Mr. Goldstein informs the Board that Mr. Peterman is a New Jersey Licensed Engineer & Planner.

Mr. McLarnon reads his review dated May 7, 2021 and revised June 5, 2021, which is attached. Mr. McLarnon states that the lot is undersized. He also suggests the applicant request an additional variance for the second-floor deck.

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

Mr. Peterman reviews the plans and describes the layout of the proposed new dwelling. He also explains the variances being requested. He states that granting the variances requested would not cause any detriment to the neighbors or to Ventnor City's zoning

ordinance. Mr. Peterman informs the Board that he would like to request the variance for the second-floor deck.

Commissioner Kriebel inquires as to the existing home being a single family or a duplex. He also asks Mr. Peterman to explain the garage door in the rear of the dwelling.

Mr. Smith III inquires as to having a walk-up attic.

Public portion opens.

Keith Gibbons, property owner, 9 N Baton Rouge Ave, is sworn in and inquires as to the location of the driveway. He also has concerns of the lack of parking in the area.

Public portion closes.

Mr. Manos reviews the C variances for lot area, lot width, rear yard setback and second floor deck setback along with any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances 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 Kriebel, Tom Halpin, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III and Mike Wiesen. Nays; None.

## 6. Other Business

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

Motion to adoption resolution P – 36 – 2021 was made by Roman Zabihach and seconded by Tim Koob and was unanimously approved.

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

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

Respectfully submitted  
Carmella Malfara  
Planning Board Administrator

[ENGINEER REPORT 2021\060521 rdm ventnor planning Board planning and engineering report 20 South New Haven Avenue.pdf](#)

[ENGINEER REPORT 2021\060521 rdm ventnor planning and engineering report 7 North Baton Rouge Avenue - Revised R-1.pdf](#)

[ENGINEER REPORT 2021\042121 rdm ventnor planning and engineering report 17 North Lafayette Avenue.pdf](#)