

Ventnor City Planning Board

Minutes

August 11, 2021, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:36pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Kriebel

Jay Cooke

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Greer Gaskill

Wendy Bartlett

Absent

Commissioner Landgraf

Tom Halpin

Roman Zabihach

Tim Koob

Professional

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer & Professional Planner

Carmella Malfara, Board Administrator/ Secretary

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 procedure which to follow.

3. Minutes

Motion to adopt July 26, 2021 minutes was made by Peter Tocco and seconded Lorraine Sallata and were unanimously approved.

4. Resolutions

Motion to approve the following Resolutions was made by Lorraine Sallata and seconded by Dan Smith III and were unanimously approved.

P – 45 – 2021 – Richard & Shelby Simmons – 6625 Monmouth Ave.

P – 46 – 2021 – Richard & Tracy Schwartz – 15 S Baltimore Ave.

P – 47 – 2021 – Sandra Horowitz – 15 S Washington Ave.

5. Application

Mr. Manos informs the Board that the application of Patrick & Jane Mullarkey, 200 N Cambridge Ave, has been postponed until September 8, 2021, renotification is not necessary.

**Joseph & Deana Scavetti – 7115 Monmouth Ave, block 189, lot 1, located in the R-6 zone. The applicant is seeking C Variance relief for front yard setback porch (Monmouth Ave), front yard setback porch (Melbourne Ave), side yard setback porch (left), lot coverage, landscape coverage and possibly others to construct a large front porch or deck. The applicant is being represented by Brian Callaghan Esq.

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

Jon Barnhart, New Jersey Licensed Engineer & planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

Joe & Deanna Scavetti, property owners, 7115 Monmouth Ave, are sworn in.

Mr. McLarnon reads his review dated August 5, 2021, which is attached. Mr. McLarnon states that the height calculations of the proposed deck were not provided in the original application, however they were submitted by email at a later date.

Mr. Cooke asks Mr. Callaghan to confirm the height calculations.

Mr. Callaghan, on behalf of the applicant, they will be modifying the application based on Mr. McLarnon's review.

Mr. Scavetti, gives a brief history of the property and the need for the large deck.

Mr. Barnhart describes the conditions of the site and also explains the variances being requested. He also confirms the height and the length of the proposed deck.

Mr. Callaghan asks Mr. Barnhart to confirm that the plans submitted would not cause any detriment to the neighbors, zone plan or the Ventnor City's zoning ordinance.

Mr. Cooke inquires as to the number of units in the dwelling.

Mr. Callaghan replies that it is a two-family dwelling.

Mrs. Sallata would clarification on the dimensions of the proposed deck.

Mr. Barnhart states that the dimension of the proposed deck is 34.04 ft, which includes the stairs.

Commissioner Kriebel inquires as to the brick pavers remaining.

Mrs. Sallata states her concerns as to lack of landscaping as well as the lot coverage.

Mrs. Scavetti states landscaping will be added.

Mr. Callaghan states the landscape will comply.

The landscape variance is removed.

Mr. Smith III Inquires as to the deck floor being fiberglass. He also questions how it will affect lot coverage.

Mr. Barnhart states using composite decking will reduce lot coverage.

Mr. Smith III suggests removing the rear pavers to reduce lot coverage.

Mr. Barnhart requests a five-minute recess.

Mr. Barnhart, on behalf of the applicants will agree to landscape along Melbourne Ave, cut back the patio, create a composite deck, add shrubs along the proposed open picket fence while keeping the dimensions of the proposed deck.

Mr. McLarnon inquires as to what will be below the proposed deck.

Mr. Barnhart states there will be grass and stone under the deck and a paver walkway. He also states that the lot coverage will comply.

The lot coverage variance is removed.

Public portion is opened.

Public portion is closed.

Mr. Manos reviews the variances requested for front yard setback porch (Monmouth Ave), front yard setback porch (Melbourne Ave) and a side yard setback porch (left). As a condition of approval, the lot coverage will be met as well as the landscape coverage. A three-foot picket fence shall be added with landscape along the front, deck shall consist of composite deck boards and any other conditions in Mr. McLarnon's report.

Motion to approve C variances was made by Lorraine Sallata and seconded by Peter Tocco. The motion was approved seven in the affirmative and zero in the negative. Ayes: Commissioner Kriebel, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco and Greer Gaskill. Nays; None.

** Dr. Frank Berzanskis – 3 N Buffalo Ave, Block 125, lot 3, located in the R-4 zone. The applicant is requesting a D "USE" variance to construct a new two-family dwelling. The applicant is being represented by Brian Callaghan Esq.

Commissioner Kriebel and Dan Smith III recuse themselves.

Mr. Manos informs Mr. Callaghan that only six members are able to vote on the application. He states he will need five affirmative votes to be approved. He gives Mr. Callaghan the option to postpone.

Mr. Callaghan informs the Board that he would like to proceed with the application.

The Board agrees to hear the application.

Jon Barnhart, New Jersey, Licensed Engineer & Planner, 400 N Dover Ave, Atlantic City, N.J 08401, is sworn in and his credentials are accepted.

Peter Weiss, New Jersey, Licensed Architect, 101 N Washington Ave, Margate, N.J 08402, is sworn in and his credentials are accepted.

Mr. McLarnon, reads his review dated August 7, 2021, which is attached. Mr. McLarnon states that all bulk standards are being met. He states it is an oversized lot which cannot be subdivided.

Mr. Callaghan, attorney for the applicant, presents the application. He states that no variances are being requested to construct the proposed dwelling. He also states that a conditional use variance was previously approved in 1987.

Mr. Barnhart describes the condition of the site. He reviews the criteria of the positive and negatives.

Mr. Callaghan asks Mr. Barnhart to confirm that granting the variance would not cause any detriment to the neighbors or to the Ventnor City's zoning ordinance.

Mr. Weiss reviews the plans and describes the layout of the proposed new home.

Mrs. Sallata inquires as to the number of bedrooms.

Public portion is open.

Angel Dippolito, 1 N Buffalo Ave is sworn in and inquires as to parking garages. She states her concerns as to the lack of parking on Buffalo Ave.

Public portion is closed.

Mr. Manos reviews the D Use variance request.

Motion to approve was made by Peter Tocco and seconded by Greer Gaskill. The motion was approved six in the affirmative and zero in the negative. Ayes; Jay Cooke, Lorraine Sallata, Mike Wiesen, Greer Gaskill, Peter Tocco and Wendy Bartlett. Nays; None.

6. Other Business

Mr. McLarnon leads a brief discussion regarding changes to Ventnor City's bulkhead ordinance.

There being no further business, a motion to adjourn was made by Peter Tocco and seconded by Lorraine Sallata and unanimously approved.

Full meeting is available on tape.

Respectfully submitted

Carmella Malfara

Planning Board Administrator/ Secretary

[ENGINEER REPORT 2021\080621 rdm ventnor planning board engineering report 7115 Monmouth Avenue.pdf](#)

[ENGINEER REPORT 2021\080721 rdm ventnor planning and engineering report 3 North Buffalo Avenue - Use.pdf](#) b