

Ventnor City Planning Board

Minutes

September 8, 2021, 6:30pm

6201 Atlantic Avenue, Ventnor N.J 08406

Chairman Cooke Called the meeting to order at 6:37pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Kriebel

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

Absent

Commissioner Landgraf

Tom Halpin

Professionals

Leo Manos Esq., 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 September 8, 2021 minutes was made by Roman Zabihach and seconded by Lorraine Sallata and was unanimously approved.

4. Resolutions

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

P – 50 – 2021 – Timothy Bradley – 5904 Boardwalk.

5. Applications

Mr. Manos informs the Board that the application of Patrick & Jane Mularkey – 200 N Cambridge Ave has been withdrawn.

He also states that the application of 112 Somerset LLC – 112 S Somerset Ave will be withdrawing their application.

Eric Goldstein Esq, on behalf of the applicant, 112 Somerset LLC, withdraws the application. He states after further review it was determined that the variance for the 3rd floor deck configuration was not needed.

** Adam Elkins – 107 S Melbourne Ave, block 39, lot 3, located in the R-3 zone. The applicant is seeking C variance relief for front yard setback(encroachment), first floor, lot coverage, landscaping and possible others to enlarge an existing first floor porch. The applicant is being represented by Eric Goldstein Esq.

Christina & Adam Elkins, property owners, 107 S Melbourne Ave, are sworn in.

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

Mr. McLarnon, Board Engineer & Planner, is sworn in and reads his review, which is attached. He states a waiver should be requested for a survey older than two years.

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

Mr. Weiss describes the condition of the site and explains the variances being requested. He also states that the lot coverage has been reduced.

Mr. McLarnon states that the lot coverage will comply and the variance is removed.

Mrs. Sallata inquires as to the landscaping coverage not being compliant.

Mr. Smith III inquires as to the proposed porch having a roof.

Mr. Cooke inquires as to a landscape plan not being submitted. He also inquires as to a parking variance being needed.

Mr. Weiss states the applicant will remove concrete along the left side of the dwelling and replace it with grass.

Mrs. Sallata inquires as to the size of the lot.

Mr. Goldstein asks Mr. Weiss 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 also, that the positive outweigh the negatives.

Public portion is open.

Public portion is closed.

Mr. McLarnon inquires as to the location of the stairs.

Mr. Manos reviews the C variances for front yard setback(encroachment), first floor, parking, a wavier for street trees as well as a survey older than two years and any other conditions set forth in Mr. McLarnon's review.

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

6. Other Business

**Mr. Zabihach gives a brief progress report regarding the R-7 and R-4 zones.

**Mr. McLarnon discusses the proposed Ordinance Revisions – Ordinance Number 017-2021, 018-2021 and 19-2021, creating Chapter 103 – Construction of Bulkheads and Seawalls, Chapter 102 Section 102-160.4 – Fee Schedule and Chapter 102 Section 175-118.5 Fences & Walls – Development Regulations.

Mr. McLarnon reads his review dated September 8,2021, which is attached.

Mr. Manos requests a motion to be made for determining the proposed ordinance revisions, that are consistent with the Master Plan. The Planning Board recommends that the ordinances be adopted by The Board of Commissioners.

Motion was made by Roman Zabihach and seconded by Tim Koob. An all-in favor vote was taken and was unanimously approved.

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

Respectfully Submitted
Carmella Malfara
Planning Board Administrator/ Secretary

[090821 signed bulkhead ordinance consistency review.pdf](#)

[090421 rdm ventnor planning board engineering report 107 South Melbourne Avenue.pdf](#)