

Ventnor City Planning Board

Minutes

September 27, 2021, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:33pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Tim Koob

Absent

Commissioner Kriebel

Tom Halpin

Peter Tocco

Greer Gaskill

Wendy Bartlett

Don Siglin

Professionals

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer & Planner

Carmella Malfara, Board Administrator/ Secretary

3. Minutes

Motion to adopt September 8, 2021 minutes was made by Lorraine Sallata and seconded by Tim Koob and were unanimously approved, with the exception of Commissioner Landgraf who had to abstain.

4. Resolutions

Motion to approve the following resolutions was made by Roman Zabihach and seconded by Lorraine Sallata and were unanimously approved, with the exception of Commissioner Landgraf who had to abstain.

5. Applications

**David & Joan Kligerman – 706 & 708 N Harvard Ave, block 317, lot 9.01 & 9.02, located in the R-2 zone. The applicant is seeking C variance relief for lot depth, front yard setback (building), front yard setback (porch), rear yard setback (building), rear yard setback (decks 2nd & 3rd floor), rear yard deck height (2nd Floor), rear yard deck height (3rd floor), building coverage, building height, eave height, off street parking space setback to curb, minimum roof pitch, third floor deck, curb cut and possibly other to construct a new single-family dwelling. The applicant is being represented by Christopher Baylinson Esq.

Roger McLarnon Board Engineer & Planner is sworn in.

William McManus, New Jersey, Licensed Professional Planner & Surveyor, 634 Lost Pine Way, Galloway, is sworn in and his credentials are accepted.

Murray Arnott, Architect, 11 Alexandra St., Guelph, Ontario, Canada N1H 1K8, is sworn in.

David Kligerman, property owner, 706 & 708 N Harvard Ave, is sworn in.

Mr. Cooke informs the Board that Mr. Arnott, is not licensed in N.J and there for cannot testify as a professional.

Mr. McLarnon, reads his review dated July 23, 2021 and revised September 4, 2021, which is attached.

Mr. Baylinson, attorney for the applicant states Mr. Arnott will testify as a witness only and will not testify as a professional.

Mr. Baylinson presents the application. He states several of variances are being driven by the lot depth.

Mr. Arnott gives testimony as to the style of the proposed dwelling. He also states he is in the process of becoming licensed in the State of New Jersey.

Mr. Cooke would like clarification on the height of the roof.

Mr. Kligerman gives testimony as to the history of the property and the need for a larger home and pool.

Mr. Baylinson asks Mr. Kligerman to confirm that he has talked to his neighbors and to confirm that they are in favor of the application.

Mr. McManus, gives a detailed presentation of the variances requested. He also describes the conditions of the site as well as the layout of the proposed new dwelling. He explains the rear yard setbacks for the decks and for a portion of the roof pitch.

Mr. Baylinson asks Mr. McManus to confirm that granting the variances being 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 would outweigh the negatives.

Mr. Cooke inquires as to when the existing structure was built.

Mr. Ralph Orsatti, property owner, 709 N Harvard Ave, is sworn in and speaks in favor of the application.

Dr. Mosley, property owner, 707 N Harvard Ave, is sworn in and is in favor of the application.

Public portion is closed.

Mr. Baylinson inform the Board that the landscape is compliant and the applicant will add a governor's strip.

Mrs. Sallata states her concerns as to the number of variances being requested.

Commissioner Landgraf speaks in favor of the project.

Mr. Manos reviews the C variances for lot depth, front yard setback (building), front yard setback (porch), rear yard setback (building), rear yard setback (decks 2nd & 3rd floor), rear yard deck height (2nd Floor), rear yard deck height (3rd floor), building coverage, building height, eave height, off street parking space setback to curb, minimum roof pitch, third floor deck. The applicant shall have CAFRA approvals and must consolidate the lots as well as comply with any other conditions in Mr. McLarnon's report.

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

**Anthony Marotta – 6616 Ventnor Ave & 4 S Avolyn Ave, block 73, lot 13, located in the Commercial District zone. The applicant is seeking C variances for sign height, sign area and sign mounting height to permit an existing oversized sign. The applicant is being represented by Brian Callaghan Esq.

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

Mr. Marotta, 16 S Wissahickon Ave, is sworn in. Mr. Marotta describes the layout of the property and the need for the large sign.

Mr. Callaghan asks Mr. Marotta to confirm that the size of the sign has no negative impact on the neighborhood.

Mrs. Sallata inquires as to the applicant seeking permission to install the sign.

Mr. Marotta states that the owner of the building gave permission to install the sign.

Mr. Zabihach recommends that the area around the sign be painted black like the front of the building and reducing the size of the sign.

Commissioner Landgraf agrees. He suggests reducing the sign to 4x8. He requests that the Avolyn Ave side of the building resemble the Ventnor Ave side.

Mr. Callaghan on behalf of the applicant, agrees

Blake Barabuscio, property owner, 6616 Ventnor Ave, is sworn in. He agrees to paint the building so that both sides resemble one another.

Public portion is open.

Public portion is closed.

Commissioner Land recuses himself.

Mr. Manos reviews the C variances for sign height, sign area, height above sidewalk with condition whereas the brick shall be painted black and the rivets shall be painted red.

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

Commissioner Landgraf returns to the dias.

**Jon & Kelly Hollander – 103 S Portland Ave, block 25, lot 5, located in the R-3 zone. The applicant is seeking C variances for front yard setback (2nd floor deck Portland Ave), building coverage, third floor deck and possibly others to construct additions such as a third floor balcony (deck) and a pergola over second floor deck. The applicant is being represented by Brian Callaghan Esq.

Mr. McLarnon reads his review dated September 22, 2021, which is attached.

Chris Strumberg, Licensed New Jersey Architect, 1536 Montrose Street, Philadelphia PA, is sworn in and his credentials are accepted.

Jon & Kelly Hollander, property owners, 103 S Portland Ave, are sworn in.

Mr. Hollander, gives testimony regarding his intentions to renovate rather than tear down an existing home due to a promise he made to the previous owners. He also discusses the covered deck.

Mrs. Hollander, gives personal history as to how the property will be utilized.

Mr. Strumberg presents the design and describes the layout of the property. He explains the variances being requested and presents the landscape plan.

Mr. Callaghan requests a waiver for street trees.

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

Mr. Cooke inquires as to the size of the decks.

Mr. Smith III inquires as to the type of material that will be used for the covered porch.

Public portion is open.

Public portion is closed.

Mr. Manos reviews C variances for front yard setback (2nd floor deck Portland Ave), building coverage, third floor deck along with a waiver for streets.

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 Landgraf, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen and Tim Koob. Nays; None.

6. Other Business

Mr. McLarnon leads a brief discussion regarding the reexamination of the ordinance review pending from December 2020. He recommends that the Board members review the proposed ordinance changes, so that they may be discussed at the November planning board meeting.

There being no further business, the motion to adjourn was made by Commissioner Landgraf and seconded by Tim Koob and unanimously approved at 8:26pm

Full Meeting is available on audio
Respectfully Submitted

Carmella Malfara
Planning Board Administrator/ Secretary

[092221 rdm ventnor planning Board planning and engineering report 103 South Portland Avenue.pdf](#)

[092321 rdm ventnor planning engineering report 6616 Ventnor Avenue variance report.pdf](#)

[External 706-708 North Harvard Avenue.msg](#)

