

Ventnor City Planning Board

Minutes

October 25, 2021, 6:30pm

6201 Atlantic Ave, Ventnor City, N.J 08406

Chairman Cooke called the meeting to order at 6:34pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Commissioner Kriebel

Jay Cooke

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlet

Don Siglin

Absent

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 October 13, 2021 minutes was made by Lorraine Sallata and seconded by Tim Koob and was unanimously approved.

4. Resolutions

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

P – 56 – 2021 – Beth Rose & Eric Neiderman – 101 S Suffolk Ave.

P – 57 – 2021 – Newark Beach Block Condominium – 7 S Newark Ave.

P – 58 – 2021 – 4925 Ventnor Ave LLC – 4925 Ventnor Ave.

5. Applications

Mr. Manos inquires as to Mr. Callaghan requesting the floor.

Mr. Callaghan requests a postponement of the Jacob Winograd & Salvatore Farruggia, 6302 Ventnor Ave Application.

Postponement was granted. The applicant will be required to renotice as well as readvertise.

**Joseph De Angelo – 6001 Winchester Ave, block 117, lot 1, located in the R – 4 zone. The applicant is seeking C variance relief for rear yard setback (2nd & 3rd decks), building height, eave height, dormer face setback, dormer width, distance between dormers, dormer length, rear yard deck height (2nd & 3rd floors), landscaping shrubs & trees and possibly others to construct a new waterfront single-family dwelling. The applicant is being represented by Eric Goldstein Esq.

Jack Smith, New Jersey Licensed Architect, 1344 Chews Landing Road, Laurel Springs N.J is sworn in.

Michael Lucy, Environmental Consultant, 1259 Asbury Ave, Ocean City, N.J, is sworn in.

Joseph D'Angelo Jr., property owner, 6001 Winchester Ave, Ventnor N.J, is sworn in.

Mr. McLarnon, Board Engineer and Professional Planner, is sworn in and reads his review dated October 22, 2021, which is attached. He states the applicant has NJDEP permits to reconstruct a new bulkhead with piers and docking facilities. He states that the application has several variances, some of which will no longer be required once the ordinance changes pertaining to dormers is adopted. He also states that the applicant will submit a landscaping plan and that the landscaping will comply.

The landscape variance is removed.

Mr. Goldstein, attorney for the applicant presents the application. He confirms that the landscape will be fully compliant. He also discusses the size of the lot as well as a small portion of the lot is city owned.

Mr. Manos asks Mr. Smith to confirm his qualifications.

Mr. Smith's credentials are accepted.

Mr. Smith reviews the plans and describes the layout of the proposed new home. He also describes the variances being requested.

Mr. Goldstein asks Mr. Smith to discuss building and lot coverage. He also asks Mr. Smith to confirm that the plans submitted would not cause any detriment to the neighbors or to the Ventnor City Zoning Ordinance. He also asks Mr. Smith to confirm that the positive criteria will outweigh the negative.

Mr. McLarnon inquires as to what will be occupying the ground floor.

Mr. Smith states the ground floor will be used for parking as well as storage.

Mr. Goldstein states that a non-conversion agreement will be signed.

Mr. Lucy, Environmental Consultant, gives testimony as to the proposed new bulkhead as well as removing a spongy area in the rear yard just behind the bulkhead. He also states the bulkhead will connect with the City's property as well as the neighbors.

Mr. Goldstein advised the Board that Arthur Chu has prepared a grating plan.

Mr. D'Angelo gives his testimony. He gives personal history as well as his desire to build a home that will be aesthetically pleasing.

Commissioner Landgraf informs the Board that when Mr. D'Angelo applied for his CAFRA permits the City of Ventnor had to sign off as well due to the fact a small portion of the property is owned by City.

Mr. Cooke inquires as to the portion of the roof extends beyond the height line.

Public portion is open.

Public portion is closed.

Mr. Cooke inquires as to the decks being fiber glass.

Mr. McLarnon states as a condition of approval the applicant shall submit a grating plan.

Mr. Cooke inquires as to the number of off-street parking spaces.

Commissioner Landgraf asks Mr. McLarnon to outline the variances that would be eliminated due to the ordinance changes.

Mr. Manos reviews the C variance relief for rear yard setback (2nd & 3rd decks), building height, eave height, dormer face setback, dormer width, distance between dormers, dormer length, rear yard deck height (2nd & 3rd floors), a waiver for survey older than two years, along with a condition whereas the applicant shall submit a grating plan.

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

6. Other Business

Review and discussion on Ordinance 2021-21 for consistency with the City of Ventnor's Master Plan.

Mr. Manos introduces Resolution P – 59 – 2021 – Consistency Report on Ordinance 2021-21.

Motion to adopt Resolution P – 59 – 2021 - Consistency Report on Ordinance 2021-21 was made by Roman Zabihach and seconded by Peter Tocco. The Resolution was adopted with an all-in favor vote.

There being no further business, a motion to adjourn was made by Commissioner Landgraf and seconded by Tim Koob.

The audio recording of this meeting is available on the Ventnor City Website.

Respectfully submitted
Carmella Malfara
Planning Board Administrator/Secretary

[..\102221 rdm ventnor planning and engineering report 6601 Winchester Avenue.pdf](#)