

Ventnor City Planning Board

Minutes

November 10, 2021, 6:30pm

Chairman Cooke called the meeting to order at 6:31pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Kriebel

Tom Halpin

Jay Cooke

Roman Zabihach

Dan Smith III

Peter Tocco

Wendy Bartlett

Absent

Commissioner Landgraf

Lorraine Sallata

Mike Wiesen

Tim Koob

Greer Gaskill

Don Siglin

Professional

Leo Manos Esq., Board Solicitor

Roger McLarnon, Board Engineer & Professional Planner

Carmella Malfara, Board Administrator/Secretary

3. Minutes

Motion to approve November 10, 2021 minutes was made by Roman Zabihach and seconded by Dan Smith III and were unanimously approved.

4. Resolutions

Motion to adopt the following resolution was made by Peter Tocco and seconded by Roman Zabihach and was unanimously approved.

P – 60 – 2021 – Joseph DeAngelo – 6001 Winchester Ave.

Mr. Manos, Board Solicitor informs the Board that the applications of 121 & 123 N Sacramento Ave has been postponed until the December 8, 2021 Agenda, due to an error in advertising. The applicants are required to re-notice and advertise. He also states that Commissioner Kriebel,

Tom Halpin, and Wendy Bartlett are not eligible to vote on the application of 4925 Ventnor Ave. He explains that only four Board Members will be eligible to vote on the application and gives the applicant the option to proceed or postpone so that they may have a full Board.

Brian Callaghan, attorney for the applicants, 4925 Ventnor Ave, would like to proceed.

5. New Business

**Mr. McLarnon informs the Board that the Governing Body has approved to implement a By-Right Subdivision committee, which the applicant will not have to appear in front of the Planning/Zoning Board. The committee will consist of three Board Members, Peter Tocco, Wendy Bartlett, Tim Koob and Roman Zabihach as an alternate. This will permit a by-right subdivision of three lots or less.

**Mr. Zabihach has a brief discussion with the Board regarding the 2020 census comparing summer residents vs year-round residents.

Mr. Cooke has a brief discussion regarding the Hillside Avenue appeal. He would like for the Board members to look over the appeal so that they may discuss at a later date.

** R & B Land Development LLC – 4925 Ventnor Ave, block 93, lot 3, located in the Commercial Mixed-Use District. The applicant is seeking final subdivision and site plan approvals. The applicant is being represented by Brian Callaghan Esq.

Mr. Callaghan amends the name on the application. Mr. Callaghan states that the applicant has received prior approvals for all bulk variances and has preliminary site plan and subdivision approvals. He also states that Peter Weiss has changed the façade per the Boards request.

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

Tom Dase, New Jersey Licensed Engineer and Planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are accepted. Mr. Dase reviews the slight changes to the plan. He also states that if approved the subdivision will have to be filled with the county.

Mr. Weiss, reviews the plans and discusses the changes to the façade.

Mr. Cooke inquires as to changes in the roof line.

Mr. McLarnon is sworn in and reads his review dated October 9, 2021, which is attached. He inquires as to the date construction shall begin. He also states there are missing items that have not been addressed and will be conditions of approval.

Public portion is open.

Public portion is closed.

Mr. Manos requests a motion to grant final major site plan and subdivision approval with conditions whereas any outstanding items shall be addressed and submitted.

A motion to grant final major site plan and subdivision approval was made by Roman Zabihach and seconded by Peter Tocco and was unanimously approved four in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Dan Smith III and Peter Tocco. Nays; None.

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

Full audio is available on the Ventnor City website.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

[100921 rdm ventnor planning engineering report 4925 Ventnor Avenue Major subdivision revised 110921.pdf](#)

