

# Ventnor City Planning Board

## Minutes

February 13, 2019, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

### Present

Mike Wiesen  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Dan Smith III  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Wendy Bartlett

### Absent

Commissioner Landgraf  
Thomas Halpin  
Lorraine Sallata  
Leonard Mordell

### 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 January 28, 2019 minutes was made by Roman Zabihach and second by Tim Koob and were unanimously approved, with the exception of Tom McAdam.

#### 4. Resolutions

Motion to adopt the following resolutions was made by Peter Tocco and second by Dan Smith III and were unanimously approved, with the exception of Tom McAdam who had to abstain.

P – 4 – 2019 – ECAC Properties, LLC – 101 N Dorset Ave.

P – 5 – 2019 – Saul Jerry Cohn – 102 S Washington Ave.

#### 5. Applications

\*\*Albert Minnix & David Digiacommo – 126 N Cambridge Ave, The applicant has requested a postponement until February 25, 2019. The request was granted by the Board. The applicant will not have to re-notice.

\*\*Judy Lauria – 109 N Martindale Ave – Block 192, Lot 5, located in an R – 4 zone. The applicant is seeking C variance for side yard setback and rear yard setback. The applicant proposes to construct a new sloped roof where a flat roof exists and to replace an existing non-conforming wall. The interior is partially being renovated and has apparent structural deficiencies.

Craig Dothe, Licensed Architect, Professional Planner, 33 N Brighton Ave, Atlantic City N.J, is sworn in.

Judy Lauria, Property owner, 109 N Martindale Ave, is sworn in.

Roger McLarnon, Board Engineer, Professional Planner, is sworn in and reads his review dated 2/10/2019, which is attached.

Craig Dothe, Architect for the applicant, presents the application.

Mr. McLarnon inquires as to additional bedrooms.

Mr. Cooke inquires as to the pitch of the roof slope.

Mr. Cooke inquires as to the side yard setback.

Mr. Dothe, gives clarification on lot coverage. He is not in favor of planting street tree.

Mr. Wiesen inquires as to the street trees.

Mr. Koob is in favor of street trees.

Mr. Smith III is in favor of a governor's strip.

Mr. Dothe, on behalf of the applicant agrees to add a governor's strip.

Mr. Tocco inquires as to the foundation wall.

Mr. Tocco inquires as to the location of the condensers.

Mr. McLarnon inquires as to the application requiring an additional variance for relocating the condensers.

Public portion opens.

Public portion closes.

Mr. Manos reviews the C variances side yard setbacks and rear yard setbacks, with conditions whereas the application will add a governor's strip and additional variances for the condensers.

A motion to approve the C variances side yard setbacks and rear yard setbacks, with conditions whereas the application will add a governor's strip and additional variances for the condensers was made Tom McAdam and seconded by Roman Zabihach. The motion was unanimously approved seven in the affirmative and zero in the negative. Ayes; Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Dan Smith III, Peter Tocco and Tim Koob. Nays; None.

\*\*Richard Natow & Shelby Simmons – 6625 Monmouth Ave – Block 172, Lot10, located in an R – 7 zone. The applicant is seeking approval for a by-rite subdivision and is being represented by Kevin Balistreri Esq. No development is planned at this time. A single family dwelling exists on the lot.

Thomas Dase, Licensed Engineer, Professional Planner in the State of New Jersey, 400 N Dover Ave, Atlantic City N.j, is sworn in.

Richard Natow, property owner, 6625 Monmouth Ave, is sworn in.

Mr. McLarnon, Board Engineer, Professional Planner, read his review dated 2/11/2019, which is attached.

Kevin Balistreri Esq., Attorney for the applicant, presents the application.

Mr. McLarnon informs the Board in order to subdivide the dwelling will need to be removed.

Mr. Balistreri, requests and extension until year end of 2020 due to the property owner wanting to spend another year in the residence.

Mr. McLarnon, informs the Board that the applicant will be required to obtain a performance bond.

Mr. Balistreri, on behalf of the applicant agrees.

Mr. Cooke informs the applicant, the City Solicitor will have to approve the performance bond.

Mr. Dase, Licensed Engineer, Professional Planner, explains the subdivision.

Public portion opens.

Public portion closes.

Mr. Cooke inquires as to the performance bond being a condition.

Mr. McLarnon recommends as a condition the Tax Assessor will determine the new Block and Lots.

Mr. McAdam inquires as to the lots being very narrow.

Mr. Manos reviews approval for a by-rite subdivision with conditions whereas a performance bond must be obtained with 90days, the Tax Assessor will determine the new block and lot and the dwelling will be demolished by year end of 2020.

Motion to approve a by-rite subdivision with conditions whereas a performance bond must be obtained with 90days, the Tax Assessor will determine the new block and lot and the dwelling will be demolished by year end of 2020 was made by Roman Zabihach and second by Tim Koob. The motion was unanimously approved nine in the affirmative and zero in the negative. Ayes; Mike Wiesen, Jay Cooke, Tom McAdam, Roman Zabihach, Dan smith III, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

There being no further business, the motion to adjourn was made by Tom McAdam and second by Peter Tocco.

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara

Planning Board Secretary/ Administrator

[..\020919 rdm ventnor planning and engineering report 109 North Martidale Avenue.pdf](#)

[..\021019 rdm ventnor planning and engineering report 6625 Monmouth Avenue.pdf](#)

