

# Ventnor City Planning Board

## Meeting

January 9, 2019, 6:30 pm

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

Commissioner Landgraf  
Tom Halpin  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Peter Tocco  
Tim Koob  
Greer Gaskill

### Absent

Mike Wiesen  
Leonard Mordell  
Wendy Bartlett

### Professionals

Leo Manos Esq., Board Solicitor  
Roger McLarnon, Board Engineer, Professional Planner  
Carmella Malfara, Planning 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. Re-Organization

\*Chairman – A nomination for Jay Cooke as Planning Board Chairman for 2019 was received, on a motion of Dan Smith III and seconded by Roman Zabihach and was unanimously approved.

\*Vice Chairman- A nomination for Tom McAdam as Planning Board Vice Chairman for 2019 was received, on a motion of Roman Zabihach and seconded by Tim Koob and was unanimously approved.

\*Board Engineer- A nomination for Roger McLarnon as Planning Board Engineer for 2019 was received, on a motion of Tom McAdam and seconded by Lorraine Sallata and was unanimously approved.

\*Board Planner- A nomination for Roger McLarnon as Board Planner for 2019 was received, on a motion of Commissioner Landgraf and seconded by Tom McAdam and was unanimously approved.

\* Board Solicitor- A nomination for Leo Manos Esq., as planning Board Solicitor for 2019 was received, on a motion of Roman Zabihach and second by Dan Smith III and was unanimously approved.

\*Board Administrator- A nomination for Carmella Malfara as Planning Board Administrator for 2019 was received, on a motion of Dan Smith III and seconded by Tim Koob and was unanimously approved.

### 4. Meeting Dates

The Planning Board Meeting Dates for 2019/2020 were unanimously approved.

### 5. Minutes

Motion to adopt December 12, 2018 minutes was made by Tom McAdam and seconded by Lorraine Sallata and were unanimously approved.

### 6. Resolutions

Motion to adopt the following resolutions was made by Tom McAdam and seconded by Roman Zabihach and were unanimously approved, with the exception of commissioner Landgraf who had to abstain from P – 58 – 2018.

P – 56 – 2018 – Jerry Cooper – 4 N Richards Ave.

P – 57 – 2018 – Susan & Kyle Chihi – 5115 Winchester Ave.

P – 58 – 2018 – TBV1 LLC – Michael Busler – 123 N Portland Ave.

P – 59 – 2018 – Ventnor Movie Theatre LLC – 5207 Ventnor Ave.

### 7. Applications

\*\*JJCC Longport, LLC – 10 – 20 S Portland Ave – Block 70, Lots 17 – 22, located in an R – 7 zone. The applicant is seeking a determination from the City of Ventnor’s Planning Board to eliminate the previously proposed condition of “shared driveways”. The applicant proposes six separate driveways each being self – contained within each individual lot. The applicant is being represented by Eric Goldstein Esq.

Roger McLarnon, Board Engineer, reads his review dated January 9, 2019, which is attached. Mr. McLarnon suggests widening the road.

Eric Goldstein Esq., Attorney for the applicant, presents the application.

Peter Weiss, Licensed Architect in the State of New Jersey, is sworn in and presents the design.

Mr. Smith III inquires as to the number of bedrooms in the proposed dwellings.

Commissioner Landgraf inquires as to the aesthetics of the proposed dwellings.

Mr. Cooke inquires as to the size of the lots, and the proposed storage.

Mrs. Sallata inquires as to the lot coverage.

Commissioner Landgraf suggests a condition of approval, that three onsite parking spaces be provided.

Mr. Goldstein, on behalf of the applicant, agrees to the condition.

Karl Senseman, applicant, 503 N Clermont Ave, Margate N.J, is sworn in and gives testimony and the need to eliminate the shared driveways.

Commissioner Landgraf inquires as to widening the road.

Mr. McAdam inquires as to the water and sewer connections.

Public portion opens.

Jeffery Meyers, property owner, 6321 Ocean Ave, speaks in favor of the new homes but has concerns with parking and overcrowding in the area. He is not in favor of individual driveways.

Public portion closes.

Mr. McAdam inquires as to the number of residences on the 200ft list.

Mr. Manos reviews the determination from the City of Ventnor's Planning Board to eliminate the previously proposed condition of "shared driveways" with a new condition of three onsite parking spaces on individual driveways.

Motion to approve the removal of the previously proposed condition of shared driveways, with a new condition of three onsite parking spaces on individual driveways was made by Tom McAdam and second by Roman Zabihach. The motion was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Tom Halpin, Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco and Tim Koob. Nays; None.

Commissioner Landgraf recuses himself.

ECAC Properties, LLC – 101 N Dorset Ave – Block 155, Lot 1, located in a Commercial Zone. The applicant is seeking a minor site plan approval, interpretation D “USE” variance, C variances for rear yard setback (principal building), parking, and lot coverage and signage. The applicant is being represented by Brian Callaghan Esq. The applicant proposes to elevate an existing masonry structure with apartments above for residential and commercial use. The applicant proposes to demolish the ground level studio apartment and convert it to five parking spaces.

Brian Callaghan, Attorney for the applicant, would like to amend the application. The Tattoo Parlor is no longer part of this application, therefore the interpretation D “USE” variance is no longer needed.

Dan Mascione, Licensed Architect in the State of New Jersey, is sworn in.

Rami Nassar, Licensed Engineer, in the State of New Jersey, is sworn in.

Ed Curran, property owner, 101 N Dorset Ave, is sworn in.

Mr. Callaghan, presents the application.

Roger McLarnon, Board Engineer, Planner, reads his review dated January 7, 2019, which is attached.

Mr. Cooke inquires as to raising the building.

Mr. Mascione, presents the design.

Mrs. Sallata inquires as to the square footage and the number of bedrooms.

Mr. Curran gives testimony, and explains the footprint of the existing apartments.

Mr. McAdam inquires as to the commercial units.

Mr. McAdam inquires as to parking.

Mrs. Sallata would like clarification on the number of parking spaces.

Mr. Cooke needs clarification of the number of bedrooms.

Mr. Cooke inquires as to increasing the square footage.

Mrs. Sallata inquires as to the legality of the studio apartment.

Rami Nassar, Licensed Engineer, explain the design.

Mr. McLarnon inquires as to van accessibility for handicap parking space.

Mr. Curran agrees to add a handicap parking space.

Mr. McLarnon suggests making the handicap space a condition of approval.

Mr. Gaskill inquires as to the signage.

Public portion opens.

Barbara Sooy, property owner, 5804 Edgewater Ave, is sworn in and states her concern as to the lack of parking in the area. Ms. Sooy is not in favor of this application.

Public portion closes.

Mr. McAdam inquires as to adding additional parking and the number of signs.

Mr. Manos reviews the minor site plan approval, D "USE" variance for expansion of a non-conforming use, C variances for rear yard setback (principal building), parking, and signage with conditions of approval.

Motion to approve minor site plan approval, D "USE" variance for expansion of a non-conforming use, C variances for rear yard setback (principal building), parking, and signage with conditions of approval was made by Roman Zabihach and seconded by Tim Koob. The motion was unanimously approved six in the affirmative and zero in the negative, one abstained. Ayes; Jay Cooke, Tom McAdam, Roman Zabihach, Lorraine Sallata, Dan Smith III, Peter Tocco, and Tim Koob. Nays; none and Tom Halpin who abstained.

Mr. Mascione, gives a brief explanation of Dry Flood Proofing.

There being no further business, the motion to adjourn was made by Tom McAdam and seconded by Tim Koob.

Full meeting available on audio.  
Respectfully submitted  
Carmella Malfara  
Planning Board Administrator

[..\010919 rdm ventnor planning board engineering report Portland Avenue subdivision.pdf..](#)

[..\010719 rdm ventnor planning engineering report 101 North Dorset Avenue variance report.pdf](#)

