

# Ventnor City Planning Board

## Minutes

July 30, 2018, 6:30 pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:40pm.

1. Flag Salute
2. Roll Call

### Present

Commissioner Landgraf  
Mike Wiesen  
Jay Cooke  
Tom McAdam  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Leonard Mordell  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Wendy Bartlett

### Absent

Tom Halpin

### Professionals

Leo Manos Esq., Board Solicitor  
Roger McLarnon; Board Engineer  
Carmella Malfara; Board Secretary

### 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 was made to adopt July 30, 2018 minutes, by Tom McAdam and second by Lorraine Sallata and were unanimously approved.

### 4. Resolutions

P – 34 – 2018 – Fred & Lisa Graziano – 112 S Swarthmore Ave.

Motion was made to adopt the above said resolution by Tim Koob and seconded by Tom McAdam and were unanimously approved.

### 5. Applications

None

### 6. Other Business

The Ventnor City Planning Board held a public meeting to discuss the amendments to the zoning controls in the Residential 1 District, 102-12 through 102-14.

Roger McLarnon, Board Engineer and Professional Planner gave a brief history of the zoning requirements of the Residential 1 District, which borders the St. Leonard's Tract area.

Mr. Cooke, informs the Board and the public that no action will take place at this meeting. The Board members will consider all comments and concerns from the public and review the City's Master Plan before any decisions are made regarding zoning changes to the Residential 1 District.

Open to the Public.

Todd Miller, property owner at 15 S Dorset Ave, speaks as a representative of the St. Leonard's Tract area. Mr. Miller composed an independent analysis of all the properties along Ventnor's Boardwalk. Mr. Miller is not in favor of the zone change.

Craig Anmuth, property owner, at 109 S Dorset Ave, is not in favor of the smaller lot size and disagrees with the proposed ordinance changes.

Anne Corrigan, St. Leonard's Tract Association President and property owner, at 17 S Derby Ave, speaks of deed restrictions and is not in favor of the proposed zoning changes to the Residential 1 District.

Michael Bluestein, property owner, at 111 S Derby Ave, is opposed to any proposed zoning changes to the Residential 1 District. He is also states concerns regarding the tax rate.

Dr. Jeff Joseph, property owner, at 110 S Derby Ave, is not in favor of the proposed zoning changes to the Residential 1 District. He states small lots will cause congestion in the area.

John Irons, property owner, 106 S Derby Ave, believes the tax rate is high and is opposed to the proposed zoning changes to the Residential 1 District.

Michael Touhy, property owner of the lot on S. Dorset Ave, is not in favor of the zone changes to the Residential 1 District which will reduce lot size.

Arthur Ponzio, owner of Ponzio and Associate, 400 N Dover Ave, Atlantic City N.J, Presented his independent analysis of the Residential 1 District and believes that rezoning the R – 1 District will not have much of an impact on the properties in that zone.

Linda Zapp, property owner, at 11 N Derby Ave, is not in favor of the proposed zoning changes.

Nicholas Talvacchia, Attorney for the Gelman estate, gives a brief testimony as to the property, new zoning, and tax revenue. He speaks in favor of the proposed zoning changes in the Residential 1 District.

Amanda Bronson, property owner of the lot on S. Dorset Ave, is not in favor of the zone changes to the Residential 1 District which will reduce lot size.

Public portion Closes.

## 7. Old Business

Commissioner Landgraf leads the Board in a brief discussion on extending the Commercial Zone to include Block 120 along Ventnor Ave and review the Master Plan in reference to attached single family block 92.

## 8. New business

None

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

Full meeting is available on audio.

Respectfully submitted

Carmella Malfara / Planning Board Secretary