

Ventnor City Planning Board

Minutes

May 10, 2023, 6:30pm

6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:32pm.

1. Flag Salute

2. Roll Call

Present

Mayor Landgraf

Commissioner Kriebel

Roman Zabihach

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Absent

Tom Halpin

Jay Cooke

Wendy Bartlett

Jessica Stilley

Professionals

Roger McLarnon, Board Engineer & Planner

Leo Manos Esq., Board Solicitor

Carmella Malfara, Board Administrator

3. Minutes

April 24, 2023 minutes were approved with an all-in favor vote, with the exception of Mayor Landgraf and Commissioner Kriebel who had to abstain.

4. Resolutions

The following resolutions were approved with an all-in favor vote, with the exception of Mayor Landgraf and Commissioner Kriebel.

P – 19 – 2023 – Calvin Quach – 3 N New Haven Ave.

P – 20 – 2023 – Terrance Mooney & Bethany Mooney – 106 N Derby Ave.

Mayor Landgraf informs the Board that Board member Wendy Bartlett will not be able to attend several meetings. He asks the Board to pass a resolution to waive the absentee requirement, so she may remain on the Planning Board.

5. Applications

** Charles & Robyn Cutler – 5701 Ventnor Ave, block 111, lot 1.04, located in the R-1 zone. The applicant is seeking variances for rear yard setback (deck) and possibly others to construct a roof over an existing deck. The applicant is being represented by Christopher Baylinson Esq.

Mr. McLarnon, Board Engineer is sworn in.

Robert Reynolds, New Jersey, Licensed Architect, 109 Iona Ave, Linwood N.J, is sworn in and his credentials are accepted.

Christopher Baylinson, attorney for the applicant, presents the application.

Mr. Reynolds presents the design. He describes the layout of the dwelling and explains the variance being requested. He also describes the landscaping plan and states the property has two existing mature trees.

Mr. Baylinson asks Mr. Reynolds to confirm that the plans submitted would not cause any detriment to the neighbor's or Ventnor City's zoning ordinance.

Mr. Zabihach inquires as to the proposed roof having sides.

Mrs. Sallata inquires as the deck being existing.

Mr. McLarnon reads his review dated May 7, 2023, which is attached. He recommends as a condition of approval the applicant add two additional street trees along Ventnor Ave.

Public portion is open.

Public portion is closed.

Mr. Wiesen would like clarification of the location of the street trees.

Motion to approve C variance for rear yard setback with conditions whereas the applicant shall add two street trees along Ventnor Ave was made by Peter Tocco and

seconded by Dan Smith III. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Landgraf, Commissioner Kriebel, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

**Surrey Beach House LLC – 109 S Surrey Ave, block 12, lot 2, located in the R-9 zone. The applicant is seeking C variance relief for front yard setback, side yard setback (right), side yard setback (left), mechanical equipment setback (side), mechanical equipment (rear), signage and possibly others to renovate and update an existing 15-unit hotel.

Jack Smith, New Jersey Licensed Architect, 1245 West Ave, Ocean City N.J, is sworn in and his credentials are accepted.

Jon Barnhart, New Jersey Licensed Engineer & Planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

Jim Brandenburger, property owner, 109 S Surrey Ave, is sworn in.

John Mazurie III, 3813 Atlantic Ave, Atlantic City, N.J, is sworn in.

Ben Zeltner, attorney for the applicant, presents the application.

Mr. Brandenberger describes the conditions of the site. He also describes the landscaping plan and he also discusses the renovations being done.

Mrs. Sallata inquires as to the canopy being existing.

Mr. Zeltner explains that the landscaping will be in the public right of away and will need and will apply for an encroachment license from the city.

Mrs. Sallata would like clarification on the signage.

Mr. Brandenberger requests permission to add a loading zone in the front of the hotel, which will eliminate a parking space.

Mayor Landgraf states that the Planning Board can not grant that request. He states Mr. Brandenberger must go before the commission to get approval.

Mr. Mazurie states his credentials and describes the hotel operations as well as the security operations.

Mr. Zabihach inquires as to the location of the trash.

Mr. Smith presents the design and explains the proposed signage. He also discusses how the sign will illuminate.

Mr. Tocco suggest moving or adding a sign to the left side of the building.

Mr. Brandenberger agrees to add an additional sign on the left side of the building.

Mr. McLarnon states that the additional sign will need a variance.

Mr. Barnhart describes the variances being requested.

Mr. Zeltner discusses the site plan waiver.

Mr. McLarnon reads his review dated May 6, 2023, which is attached.

Public portion is open.

Public portion is closed.

Mr. Suggests adding a bike rack to the hotel.

Mr. Manos informs the Board that there will be two votes. One for C variances and the other is a recommendation to the governing body for an encroachment license.

Mr. Manos reviews the C variances for front yard setback, side yard setback (right), side yard setback (left), mechanical equipment setback (side), mechanical equipment (rear), signage, a waiver for landscape and site plan along with any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances was made by Peter Tocco and seconded by Lorraine Sallata and was unanimously approved. Nine in the affirmative and zero in the negative. Ayes; Mayor Landgraf, Commissioner Kriebel, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

An all-in favor vote was taken an approved for recommendation to the governing body for an encroachment license.

Full audio of this meeting can be found on the Ventnor City Website.

Respectfully submitted,

Carmella Malfara

Planning Board Administrator/Secretary

[..\Engineer Report 2023\050623 rdm ventnor planning engineering report 109 South Surrey Avenue.pdf](#)

[..\Engineer Report 2023\050723 rdm ventnor engineering and planning Board review 5701 Ventnor Avenue.pdf](#)