

# Ventnor City Planning Board

## Minutes

July 24, 2023, 6:30pm

6201 Atlantic Ave, Ventnor City N.J 08406

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

1. Flag Salute
2. Roll Call

### Present

Mayor Landgraf  
Commissioner Kriebel  
Jay Cooke  
Roman Zabihach  
Dan Smith III  
Mike Wiesen  
Peter Tocco  
Tim Koob  
Jessica Stilley

### Absent

Tom Halpin  
Lorraine Sallata  
Greer Gaskill  
Wendy Bartlett

### Professionals

Roger McLarnon, Board Engineer & Professional Planner  
Leo Manos, Board Solicitor  
Carmella Malfara, Board Administrator/Secretary

3. Minutes

Motion to adopt July 12, 2023 minutes was made by Mayor Landgraf and seconded by Mike Wiesen and were unanimously approved, with the exception of Commissioner Kriebel, Roman Zabihach and Tim Koob which had to abstain.

4. Resolution

Motion to approve the following Resolutions was made by Dan Smith III and seconded by Mike Wiesen and were unanimously approved with the exception of Commissioner Kriebel, Roman Zabihach and Tim Koob which had to abstain.

P – 27 – 2023 – Harshad Patel – 316 N Oxford Ave.

P – 28 – 2023 – Karen Gottfried – 25 N Newark Ave.

P – 29 – 2023 – Christopher & Megan Crowe – 7114 Ventnor Ave.

## 5. Applications

\*\*Estate of Valdis Basens – 120 N Sacramento Ave, block 165, lot 23, located in the R-7 zoning district. The applicant is seeking approval for a Certificate of Non-Conformity. The applicant is being represented by Scott Abbott Esq.

Mr. Basens, property owner, 120 N Sacramento Ave, is sworn in.

Mr. McLarnon, Board Engineer and Planner is sworn in.

Mr. Abbott, attorney for the applicant, reviews the application. Mr. Abbott states that the property was bought as a two-family dwelling in 1979 and has been used as a two-family ever since. He states that there are two gas meters, two electric meters as well as two separate entrances.

Mr. Cooke inquires as to the test year.

Mayor Landgraf inquires as to the date of the latest property record card.

Mr. Abbott replies April, 2023 property record card, states the property is a two-family.

Mr. Basens gives a brief history of the property.

Mr. McLarnon inquires as to the units having full kitchens.

Mr. Wiesen inquires as to Mr. Basens intentions of the property.

Mr. Basens states he has no intentions on selling the property.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the application for Certificate of Non-Conformity to establish two units.

Motion to approve Certificate of Non-Conformity was made by Roman Zabihach and seconded by Tim Koob and was unanimously approved nine in the affirmative and zero

in the negative. Ayes; Mayor Landgraf, Commissioner Kriebel, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Jessica Stilley. Nays; None.

\*\*Jason & Leah Wolf – 100 S Portland Avenue, block 26, lot 7, located in the R-3 zoning district. The applicant is seeking C variance relief for side yard setback, rear yard setback, roof eave height, curb cut- distance to corner, third floor deck and possible others to construct a third-floor deck. The applicant is being represented by Eric Goldstein Esq.

Mr. McLarnon asks Mr. Goldstein if he is proceeding with the rear yard variance.

Mr. Goldstein would like to proceed with the rear yard variance.

Mr. McLarnon reads his review dated July 21, 2023, which is attached.

Mr. McLarnon states that is application is a substantial benefit variance. He addresses the architects design regarding two side yards and two front yards which is incorrect. He states it is a corner lot which has two front yards, one side yard and one rear yard.

Mr. Goldstein, attorney for the applicant, presents the application.

Mr. Slaton presents the design. He discusses the demolition of the garage. He talks about the conditions of the site and the proposed layout.

Mr. Cooke would like Mr. Slaton to discuss the side elevation.

Mayor Landgraf gives clarification as to the side elevation and rear property line.

Mr. Cooke inquires as to the dormers and has safety concerns regarding curb cuts and site lines.

Mr. McLarnon states that he can not have a curb cut on Atlantic Ave, it is too close to the corner.

Mayor Landgraf inquires as to the number of bedrooms.

Mr. Goldstein explains the variances being requested. Mr. Goldstein asks Mr. Slaton to confirm that by granting the variances requested it would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also believes the positive criteria outweighs any negative.

Mr. McLarnon asks Mr. Slaton to discuss the third-floor deck.

Mr. Cooke inquires as to there being a roof over the third-floor deck.

Mr. Zabihach inquires as to adding governor's strip and street trees.

Commissioner Kriebel has concerns regarding the fire pit.

Public Portion is open.

Public Portion is closed.

Mr. Manos reviews the C variances for side yard setback, rear yard setback, roof eave height, curb cut- distance to corner, third floor deck along with conditions where as the applicant shall add a governor's strip, two street trees and any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances along with conditions was made by Roman Zabihach and seconded by Peter Tocco. The motion is approved nine in the affirmative and zero in the negative. Ayes; Mayor Landgraf, Commissioner Kriebel, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Jessica Stilley. Nays; None.

\*\*Neil Brown & Rachel Cohen – 6803 Atlantic Ave, block 76, lot 3.02, located in the R-4 zoning district. The applicant is seeking C variance relief for front yard setback (deck Atlantic Ave), front yard setback (deck Wissahickon Ave), side yard setback (deck), rear yard setback (deck) and possibly others to construct seconded floor decks and replace the first-floor porches. The applicant is being represented by Eric Goldstein Esq.

Dennis Sher, New Jersey Licensed Contractor, 108 E Maryland Ave, Somers Point, N.J, is sworn in.

Rami Nassar, New Jersey Licensed Engineer & Planner, is sworn in and his credentials are accepted.

Neil Brown & Rachel Cohen, property owners, 6803 Atlantic Ave, are sworn in.

Mr. McLarnon reads his review dated July 20, 2023, which is attached.

Mr. Goldstein, attorney for the applicant, presents the application.

Mr. Nassar describes the conditions of the site and the variances being requested.

Mr. Goldstein asks Mr. Nassar to confirm that by granting the variances requested it would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also believes the positive criteria outweighs any negative.

Mr. McLarnon inquires as to access into the basement and he also inquires as to the number of bedrooms.

Mr. Smith III suggests adding a governor's strip.

Mr. Sher states a landscape plan will be submitted.

Mr. Zabihach suggests planting a street tree.

Commissioner Kriebel is in favor of a governor's strip.

Mr. Goldstein informs the Board that the applicant would prefer not to add a governor's strip or street tree, however would like to work out a landscape plan.

Public portion is open.

Joel Port, property owner, 6801 Atlantic Ave, is sworn in and speaks in favor of the application.

Samantha Wolf, property owner, 20 S Wissahickon Ave, is sworn in and is in favor of the application.

Public portion is closed.

Mayor Landgraf gives clarification as to the landscape requirements.

Mr. Wiesen suggests letting the applicant choose street trees or governor's strip.

Mayor Landgraf agrees.

Mr. Manos reviews the C variances for front yard setback (deck Atlantic Ave), front yard setback (deck Wissahickon Ave), side yard setback (deck), rear yard setback (deck) with conditions whereas a landscaping plan shall be submitted.

Motion to approve C variances was made by Roman Zabihach and seconded by Dan Smith III. The motion was approved nine in the affirmative and zero in the negative.

Ayes; Mayor Landgraf, Commissioner Kriebel, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Jessica Stilley. Nays; None.

## 6. Other Business

Roman Zabihach has a brief discussion regarding subdivisions and the requirements within the R-7 zoning district.

Mr. Cooke forms a subcommittee that will evaluate the requirements and regulation of subdivisions in the R-7 zoning district. The members of the committee are as follows, Roman Zabihach, Jessica Stilley, Tim Koob and Jay Cooke as an alternate.

There being no further business, the motion to adjourn was made by Mayor Landgraf and seconded by Roman Zabihach and was unanimously approved.

Audio of this meeting can be found on the Ventnor City website.

Respectfully submitted,  
Carmella Malfara  
Planning Board Administrator/Secretary

[..\Engineer Report 2023\072023 rdm ventnor planning board engineering report 100 South Portland Avenue.pdf](#)

[..\Engineer Report 2023\072023 rdm ventnor planning engineering report 6803 Atlantic Avenue Brown and Cohen.pdf](#)

