

Ventnor City Planning Board
Minutes
January 22, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Vice Chairman Roman Zabihach 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
Peter Tocco
Tim Koob
Wendy Bartlett
Jessica Stilley

Absent

Tom Halpin
Jay Cooke
Mike Wiesen
Greer Gaskill

Professionals

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

Procedure

Vice Chairman Zabihach announced that the meeting was 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 the procedures which to follow.

3. Minutes

Motion to adopt January 10, 2024 minutes was made by Mayor Landgraf and seconded by Tim Koob and was unanimously approved, with the exception of Jessica Stilley and Commissioner Kriebel who had to abstain.

4. Resolutions

Adoption of the following resolutions was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved with the exception of Jessica Stilley and Commissioner Kriebel who had to abstain.

P – 3 – 2024 – Board Chairman – Jay Cooke, Board Vice Chairman – Roman Zabihach, Board Secretary – Carmella Malfara.

P – 4 – 2024 – Board Engineer & Planner – Roger McLarnon, Board Solicitor – Leo Manos Esq.

P – 5 – 2024 – By-Right Subdivision Committee – Peter Tocco, Tim Koob and Wendy Bartlett.

P – 6 – 2024 – Piraino Builders – 2A N Melbourne Ave.

P – 7 – 2024 – James & Karen Pearlstein – 107 S Pittsburgh Ave.

P – 8 – 2024 – Randi Becker – 106 S Washington Ave.

5. Reappointment of Board Members

Commissioner Kriebel – Class I member.

Jessica Stilley – Class IV member – Alternate

6. Applications

** Donald & Giordano & Carol Hughes – 14 N Melbourne Ave, Block 132, lot 17, located in the R-5 zoning district seeking C variances for front yard setback – principal structure, front yard setback – 1st floor deck, front yard setback – 3rd floor deck, side yard setback – principal structure, lot coverage and possibly others to raise and renovate an existing single-family dwelling. The applicant is being represented by James Swift Esq.

Mr. McLarnon Board Engineer & Planner is sworn in.

Mr. Swift attorney on behalf of the applicant, presents the application. He enters on record Exhibit – A1 a landscaping plan.

Chris Halliday, New Jersey Licensed Architect, is sworn in and his credentials are accepted.

Donald Giordano and Carol Hughes, property owners, 14 N Melbourne Ave are sworn in.

Mr. Halliday describes the proposed raise and renovation. He explains the variances requested and discusses the reduction in lot coverage.

Mr. Swift asks Mr. Halliday to confirm that the plans submitted would not cause any detriment to the neighbors or Ventnor City zoning ordinance. He also believes that the positive criteria outweighs any negative.

Mrs. Hughes gives testimony as to the need for the house raise and the renovation.

Mayor Landgraf inquires as to parking underneath the dwelling.

Mr. McLarnon reads his review dated January 17, 2024, which is attached.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the C variances for front yard setback – principal structure, front yard setback – 1st floor deck, front yard setback – 3rd floor deck, side yard setback – principal structure, lot coverage which will be reduced 25% and any conditions set forth in Mr. McLarnon’s report.

Motion to approve C variances was made by Dan Smith III and seconded by Tim Koob. 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, Peter Tocco, Tim Koob, Wendy Bartlett and Jessica Stilley. Nays; None

6. Other Business – None

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

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

Respectfully submitted
Carmella Malfara
Planning Board Administrator/Secretary

[ENGINEER REPORT 2024\017524 rdm ventnor planning engineering report 14 North Melbourne Avenue Giordano.pdf](#)