

Ventnor City Planning Board
Minutes
February 14, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke Called the meeting to order at 6:35pm.

1. Flag Salute
2. Roll Call

Present

Commissioner Kriebel
Jay Cooke
Roman Zabihach
Mike Wiesen
Peter Tocco
Wendy Bartlett

Absent

Mayor Landgraf
Tom Halpin
Lorraine Sallata
Dan Smith III
Tim Koob
Greer Gaskill
Jessica Stilley

Professionals

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

Procedure

Chairman Cooke 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 22 2024, minutes was made by Roman Zabihach and seconded by Peter Tocco and were unanimously approved, with the exception of Jay Cooke and Mike Wiesen who had to abstain.

4. Resolutions

Motion to adoption of the following resolutions was made by Roman Zabihach and seconded by Peter Tocco, with the exception of Jay Cooke and Mike Wiesen who had to abstain.

P - -9 – 2024 – Donald Giordano & Carol Hughes – 14 N Melbourne Ave.

5. Applications

**Mr. Manos informed the Board that the application of 110 S Little Rock Ave has been withdrawn.

Mr. McLarnon is sworn in and informs the Board that the applicant was requesting a D "Use" variance and was determined that was compliant and the variances was not necessary.

Public portion is open.

John Dowd, property owner, 125 S little Rock, inquires as to when demolition and construction will begin. He also states his concerns as to the lack of parking.

Public portion is closed.

**James Mayfield – 5019 Winchester Ave, block 100, lot 9 & 9.01, located in the R-7 zoning district, is requesting a one-year extension of a prior variance approval P-17-2020 granted to Two Pioneers LLC. The applicant purchased the property in 2023 and the variance was transferred with the property at that time.

Mr. Mayfield is sworn in.

Mr. Manos discusses as to why the applicant is requesting the extension. Mr. Manos states the prior approval had expired while waiting for DEP approvals, which took more than two years.

Mr. Tocco recommends giving the applicant a two-year extension.

A motion to grant the extension was made by Roman Zabihach and seconded by Peter Tocco and was unanimously approved six in the affirmative and zero in the negative. Ayes; Commissioner Kriebel, Jay Cooke, Roman Zabihach, Mike Wiesen, Peter Tocco and Wendy Bartlett. Nays; None.

**John & Deborah Edmondson – 20 S Hillside Ave, block 52, lot 4, located in the R-2 zoning district seeking C variance relief for lot area, lot width, lot coverage, parking spaces, number of parking spaces and possibly others to add a non-compliant parking space on site that will encroach into the sidewalk. The applicant is being represented by Brian Callaghan Esq.

John Edmondson, property owner, 20 S Hillside Ave , is sworn in.

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

Mr. Callaghan on behalf of the applicant, presents the application. Mr. Callaghan informs the Board that the applicant has added the non-compliant parking space. He also states that the applicant was not aware that permits were required. Mr. Callaghan states that the applicant will add additional green space to the property.

Mr. Cooke inquires as to the number of parking spaces.

Mr. Callaghan states there are three undersized lots in the rear of the dwelling.

Mr. Barnhart describes the conditions of the lot. He explains the variances requested as well as the reasoning for the three undersized spaces. Mr. Barnhart also states that the applicant if approved will apply for a revocable license from the City of Ventnor.

Mr. Zabihach inquires as to the width of the sidewalk. Mr. Zabihach believes this project is consistent with the neighborhood and street scape.

Mr. McLarnon inquires as to when the planters were added. He also states that the applicant changed two compliant parking spaces and created three non-compliant spaces.

Mr. Callaghan asks Mr. Barnhart to confirm that the parking spaces have no negative impact on pedestrian sidewalk.

Mr. Edmondson gives a brief history of the property and the need for extra parking space.

Public portion is open.

Mr. DePrisco, property owner, 23 S Hillside Ave, is sworn in and speaks in favor of the application.

Public portion is closed.

Mr. Tocco is not in favor of removing a parking space from the street.

Mr. McLarnon reads his review dated February 9, 2024, which is attached. Mr. McLarnon informs the Board that the variances for lot area, lot width and lot coverage are existing non-conforming and should be removed.

Mr. Manos reviews the C variances for parking space size, number of spaces and curb cut along with conditions where as a governor's strip shall be added with street tree, stones and planters shall be added and the applicant will apply for a revocable license.

A motion to approve C variances was made by Roman Zabihach and seconded by Peter Tocco. The motion was denied four in the negative and two in the affirmative. Nays; Commissioner Kriebel, Jay Cooke, Peter Tocco and Wendy Bartlett. Ayes; Roman Zabihach and Mike Wiesen.

Mr. Callaghan states he would like to amend the application whereas two parking spaces are requested. He also asks the Board for a revote to reflect the amended application.

Motion to approve C variances for the amended application was made by Roman Zabihach and seconded by Peter Tocco. The motion was approved six in the affirmative and zero in the negative. Ayes; Commissioner Kriebel, Jay Cooke, Roman Zabihach, Mike Wiesen, Peter Tocco and Wendy Bartlett. Nays: None.

6. Other Business

There being no further business, motion to adjourn was made by Mike Wiesen and seconded by Peter Tocco and was unanimously approved.

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

Respectfully submitted,
Carmella Malfara
Planning and Zoning Board Administrator/Secretary

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