

Ventnor City Planning
Minutes
February 26, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:36pm.

1. Flag Salute.
2. Roll Call

Present

Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Greer Gaskill
Jessica Stilley

Absent

Mayor Landgraf
Commissioner Kriebel
Tom Halpin
Peter Tocco
Tim Koob
Wendy Bartlett

Professionals

Roger McLarnon, Board Engineer & Professional Planner
Leo Manos Esq., Board Solicitor
Carmella Malfara, Board Secretary

Procedure

Chairman Cooke announced that the meeting was held in accordance with do 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 to adopt February 14, 2024, minutes was made by Dan Smith III and seconded by Mike Wiesen and were unanimously approved, with the exception of Mayor Landgraf, Lorraine Sallata, Dan Smith III, Greer Gaskill and Jessica Stilley who had to abstain.

4. Resolutions

Motion to adopt the following resolutions was made by Roman Zabihach and seconded by Mike Wiesen and were unanimously approved, with the exception of Mayor Landgraf, Lorraine Sallata, Dan Smith III, Greer Gaskill and Jessica Stilley who had to abstain.

P – 10 – 2024 – James Mayfield – 5019 Winchester Ave.

P – 11 – 2024 – John & Deborah Edmondson – 20 S Hillside Ave.

5. Applications

**Elaine & Kathryn Francis – 25 N. New Haven Ave, block 122, lot 25, located in the R-7 zoning district, seeking C variances for front yard setback (Winchester), front yard setback - third floor decks (Winchester Ave), front yard setback – third floor decks (New Haven Ave) and possibly others to construct a third-floor addition to an existing non-conforming duplex. The expansion also includes first, second, and third floor decks.

Mr. McLarnon, Board Engineer & Professional Planner is sworn in.

Daniel Mascione, New Jersey Licensed Architect, 1409 New Road, Northfield N.J 08225, is sworn in and his credentials are accepted.

Kathryn Francis, property owner, 25 N New Haven Ave, is sworn in.

Elanie Francis, property owner, 25 N New Haven Ave, is sworn in.

Mr. Mascione describes the layout of the lot and the conditions of the site. Mr. Mascione also discusses the proposed design and the new floor plan. He explains the variances being requested and creating extra parking spaces.

Mr. Smith III inquires as to the curb cut being widened.

Mayor Landgraf believes this application needs a D” USE” variance.

Mr. McLarnon agrees, and Mayor Landgraf recuses himself. Mr. McLarnon reads his review dated February 22, 2024, which is attached. Mr. McLarnon recommends removing the curb cut on Winchester Ave.

Mr. Mascione agrees to remove the curb cut on Winchester Ave.

Kathryn Francis, property owner 25 N New Haven, gives testimony as to the changes made to the stairs.

Mr. Cooke inquires as to the number of bedrooms and bathrooms.

Mrs. Sallata recommends adding a governor’s strip on Winchester Ave.

Mr. McLarnon suggests adding two street trees on Winchester Ave.

Public portion is open.

Andrea Bajzat, property owner, 328 Hampshire Dr, is sworn in and speaks in favor of the application.

Elanie Francis, property owner, 25 N New Haven Ave, is sworn in and gives a history of the property and the need for improvements.

Public Portion is Closed.

Mr. Manos reviews D “USE” variance for expansion of a non-conforming use, along with C variances for front yard setback (Winchester), front yard setback - third floor decks (Winchester Ave), front yard setback (steps) and conditions whereas the applicant will fill in the curb cut along Winchester Ave. The applicant shall add a governor’s strip and two street trees on Winchester Ave.

Motion to approve D “Use” variance along with C variances and conditions was made by Roman Zabihach and seconded by Dan Smith III. The motion was approved seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Greer Gaskill and Jessica Stilley. Nays; None.

6. Other Business

None

There being no further business, the motion to adjourn was made by Dan Smith III and seconded by Mike Wiesen.

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