

Ventnor City Planning Board
Minutes
March 25, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:30pm.

1. Flag Salute
2. Roll Call

Present

Jay Cooke
Roman Zabihach
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett
Jessica Stilley

Absent

Mayor Landgraf
Commissioner Kriebel
Tom Halpin
Lorraine Sallata

Professionals

Roger McLarnon, Board Engineer and 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 March 13, 2024, minutes was made by Roman Zabihach and seconded by Greer Gaskill and were unanimously approved, with the exception of Jay Cooke and Tim Koob who had to abstain.

4. Resolutions

Motion to approve the following resolutions was made by Peter Tocco and seconded by Dan Smith III and were unanimously approved with the exception of Jay Cooke and Tim Koob who had to abstain.

P – 13 – 2024 – Tim Tonczyk LLC, 105 N Sacramento Ave.

P – 14 – 2024 – Fran & Steve Rotter – 109 S Derby Ave.

P – 15 – 2024 – Martin & Jodi Friend – 108 S Sacramento Ave.

5. Application

**Michael & Jeanette Connelly – 126 N New Haven Ave, block 174, lot 17, located in the R-7 zoning district seeking relief for a minor subdivision along with C variances for lot area – proposed lot 17.01, lot area – proposed lot 17.02, lot width – proposed lot 17.01, lot width – proposed lot 17.02 and possibly other to construct two new single-family dwellings to replace the existing non-conforming duplex. The applicant is being represented by Brian Callaghan Esq.

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

Michael Kolchins, New Jersey Licensed Architect, 101 N Washington Ave, Margate N.J, is sworn in and his credentials are accepted.

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

Michael Connelly, property owner 126 N New Haven Ave, is sworn in.

Brian Callaghan, attorney on behalf of the applicant, presents the application.

Mr. Barnhart describes the conditions of the site as well as the subdivision plan. Mr. Barnhart explains the variances being requested.

Mr. Kolchins presents the proposed layout as well as the proposed design.

Mr. Callaghan asks Mr. Barnhart to confirm that by granting the variances requested would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also confirms the positive criteria outweigh the negative.

Mr. Callaghan, on behalf of the applicant, requests that the existing garage remain during the construction of the first proposed residence. He informs the Board that the applicant wishes to use the existing garage for storage.

Mr. Cooke recommends that a timeframe be implemented as to when construction will begin.

Mr. McLarnon suggests a 12-month period with the right to request an extension. Mr. McLarnon also asks whether the applicant is planning to reside in one of the dwellings.

Mr. Connelly provides a brief overview of the property and the reason behind the proposed subdivision. Mr. Connelly also states that he intends to reside in one dwelling and wishes to sell the other.

Mr. Cooke states that the applicant will demolish the garage before a Certificate of Occupancy is issued to the first residence.

Mr. McLarnon reads his review dated March 1, 2024, which is attached. He also a grading plan is required as a condition of approval.

The public portion is open.

Dr. Alan Budman, property owner, 124 N New Haven is sworn in and speaks in favor of the application.

The public portion is closed.

Mr. Manos reviews the minor subdivision to create two lots along with C variances for lot width and lot area with conditions whereas a grading plan shall be submitted, the applicant must submit a non-conversion agreement as well as demolition of the garage shall be completed before a certificate of occupancy is issued.

A Motion to approve the minor subdivision with C variances and conditions 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; Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill, Wendy Bartlett and Jessica Stilley. Nays; None

6. Other Business

There being no further business, the motion to adjourn was made by Peter Tocco 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 and Zoning Board Administrator/Secretary

[Z:\ENGINEERS REPORT 2024\030124 rdm ventnor planning engineering report 126 North New Haven Avenue Minor subdivision.pdf](#)

