

Ventnor City Planning Board
Minutes
May 8, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Vice Chairman Zabihach called the meeting to order at 6:31pm.

1. Flag Salute
2. Roll Call

Present

Mayor Landgraf
Commissioner Kriebel
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tooco
Tim Koob
Greer Gaskill
Jessica Stilley

Absent

Jay Cooke
Tom Halpin
Wendy Bartlett

Professionals

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

Produce:

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:

March 25, 2024, minutes were approved with an all-in favor vote, except for Lorraine Sallata who had to abstain.

4. Resolutions:

P – 16 – 2024 – Michael & Jeanette Connelly – 126 N New Haven Avenue resolution was approved with an all-in favor vote, except for Lorraine Sallata who had to abstain.

5. Applications:

** Brian Scott Zuckerman – 14 N Washington Ave, block 135, lot 26, located in the R-7 zoning district is requesting an extension of a previous approval P – 46 – 2023.

Mr. Manos gives a brief description of the prior application. He explains the applicant's reason for the request. Mr. Manos states the applicant is requesting a six-month extension which will amend the date to December 13, 2024.

A motion to grant the six-month extension was made by Dan Smith III and second by Peter Tocco and was unanimously approved.

**Bonnie Horowitz – 106 S Nashville Ave, block 7, lot 9, located in the R-9 zoning district seeking a Certificate of Non-Conformity to legalize the subject property as a legal two-family dwelling. The applicant is represented by Steven Abramoff Esq.

Mr. Abramoff, the attorney on behalf of the applicant, presents the application.

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

Bonnie Horowitz, property owner, 106 S Nashville is sworn in.

Mr. Abramoff asks Mrs. Horowitz to confirm the number of years the property has been owned by her family. He also asks Mrs. Horowitz to confirm that the ground floor apartment was used as a rental property. Mr. Abramoff states that the ground floor apartment was damaged due to flooding.

Mr. Zabihach inquires as to the property having two water meters as well as two gas meters.

Mrs. Sallata would like more information. She asks Mr. Abramoff if he searched the polk directory for additional information.

Mr. Gaskill inquires as to interior steps connecting the first and second floors.

Mr. Abramoff explains his supporting documents; however, he requests a postponement in order to obtain additional information.

Mr. McLarnon explains to the Board the information that is listed on the property card. He states that the Tax Assessor was not in the property to assess the inside of the property.

The public portion is open.

Jeff Jaskol, property owner, 104 S Nashville Ave, is sworn in and speaks against the application.

Randy Weirnerman, property owner, 103 S Nashville Ave, is sworn in and states his concerns with parking.

Mark Weirnerman, property owner, 103 S Nashville Ave, is sworn in and is not in favor of the application.

Fred Furman, property owner, 112 S Nashville Ave, is sworn in and is not in favor of the application.

Elizabeth Slater, property owner, 5100 Atlantic Ave, is sworn in and is not in favor of the application.

Brian Jagirdar, property owner, 108 S Nashville Ave, is sworn in and is not in favor of the application.

Stacy Jaskol, property owner, 104 S Nashville Ave is sworn in and is not in favor of the application.

Mrs. Sallata questions if the basement has been gutted.

The public portion is closed.

Mr. Wiesen questions if the applicant wishes to sell the property.

Mr. Manos reviews the request for an extension. The extension is granted until the June 24, 2024, Planning Board Hearing. The applicant is not required to renotice or republish.

**Andreas and Bernadette Reist – 112 S Troy Ave, block 31, lot 12, located in the R-3 zoning district seeking C variance relief for side yard setback to a shed in the rear yard. The applicant is represented by Christopher Baylinson Esq.

Mr. Baylinson, the attorney on behalf of the applicant, presents the application. He states the applicant unknowingly built the shed without permits. He also informs the Board that the shed is undersized at nine feet in height. He also explains to the Board that the allowable height of an accessory structure is 12 feet. Mr. Baylinson states the applicant has been in contact with the neighbor to the rear of the property and they have agreed to put a buffer of evergreen trees to block the neighbor's view of the shed.

Jon Barnhart, New Jersey Licensed Engineer & Planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are accepted. Mr. Barnhart describes the condition of the site and the need for the shed to house bicycles. Mr. Barnhart states all bulk standards comply and explains the variance requested. He also states that granting the variances requested would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also confirms the positive criteria outweighs any negative.

Mike Bear, contractor on behalf of the applicant states he did not realize that a free-standing shed required permits.

The public portion is open.

James Swift Esq., on behalf of Harvey Lamm, 111 S Richards Ave, objectors to the application states that although Mr. Reist and The Lamm's have come to an agreement to add additional evergreens along the rear of the property, The Lamm's would prefer 14ft of evergreens, they do not wish to look out the window and see the shed.

Mr. Baylinson declines the request for additional evergreens.

Mr. Zabihach states although it is nice that Mr. Reist and Mr. Lamm have reached an agreement regarding evergreens, It is the Board's intention to only review the request for a side yard setback.

Mrs. Sallata inquires as to whether the shed can be relocated.

The public portion is closed.

Mr. McLarnon asks Mr. Baylinson to confirm that the lot coverage complies.

Mr. Manos reviews C variance for side yard setback to a shed along with conditions whereas additional evergreen trees will be added to the rear of property.

A motion to approve C variance with condition was made by Mayor Landgraf 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, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

6. Other Business:
None

There being no further business, the motion to adjourn was made by Lorraine Sallata and seconded by Dan Smith III and was unanimously approved.

Respectfully submitted,
Carmella Malfara
Planning/Zoning Board Administrator