

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

Chairman Cooke Called the meeting to order at 6:32pm.

1. Flag Salute
2. Roll Call

**Present**

Jay Cooke  
Lorraine Sallata  
Mike Wiesen  
Tim Koob  
Greer Gaskill  
Wendy Bartlett

**Absent**

Mayor Kriebel  
Commissioner Landgraf  
Tom Halpin  
Roman Zabihach  
Dan Smith III  
Peter Tocco  
Jessica Stilley

**Professionals**

Roger McLarnon, Board Engineer and Professional Planner  
Leo Manos Esq., Board Solicitor  
Carmella Malfara, Board Administrator

**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 July 10, 2024, minutes was made by Mike Wiesen and seconded by Greer Gaskill and was unanimously approved, except for Lorraine Sallata, Tim Koob and Wendy Bartlett who had to abstain.

4. Resolutions

Motion to adopt the following resolutions was made by Mike Wiesen and seconded by Greer Gaskill and was unanimously approved, except for Lorraine Sallata, Tim Koob and Wendy Bartlett who had to abstain.

P – 21 – 2024 – 6900 Ventnor Ave RKZ, LLC – 6900 Ventnor Avenue.

P – 22 – 2024 – Robyn F. James – 114 S Surrey Avenue.

P – 23 – 2024 – Carol B. O’Connell – 107 N Surrey Avenue.

## 5. Applications

\*\*Robin Ireland & Stephen Kastenberg – 104 S Stratford Avenue, block 27, lot 10, located in the R-3 zoning district seeking C variance relief for front yard setback (1<sup>st</sup> floor deck), third floor deck and swimming pool setback. To construct a new single-family dwelling. The applicant is being represented by Avery Teitler Esq.,

Roger McLarnon, Board Engineer is sworn in.

Christopher Halliday, New Jersey Licensed Architect, 728 West Avenue, Ocean City N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his report of the application dated August 10, 2024. Mr. McLarnon informs the Board that the swimming pool setback variance is being removed.

Mr. Teitler, attorney on behalf of the applicant, explains what the applicants are proposing and what variances are being requested.

Mr. Halliday describes the condition of the site. He discussed the decision for a modern architectural design, noting compliance with most zoning and flood elevation requirements. Mr. Halliday described the layout of the proposed home and the plan for parking as well as the variances requested.

Mr. Teitler asks Mr. Halliday to confirm that granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor's zoning code and the positive criteria outweigh the negative.

Mr. Teitler explains the applicant met with neighbors and addressed concerns regarding fence and street trees blocking their view.

Mr. McLarnon explains that street trees are not required on a beach block however a governor's strip mandatory.

Public portion is open.

Mindy Cohen, property owner, 102 S Stratford Avenue, is sworn in and thanks the applicants for addressing her concerns and is favor of the application.

Public portion is closed.

Mr. Cooke inquires as to the width of the deck.

Mr. Manos reviews C variances for front yard setback (1<sup>st</sup> floor deck), third floor deck along with conditions whereas a landscape shall be submitted, fence will be pulled

back, a waiver for street trees and any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances was made by Tim Koob and seconded by Lorraine Sallata and was unanimously approved six in the affirmative and zero in the negative. Ayes; Jay Cooke, Lorraine Sallata, Mike Wiesen, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

\*\* Hennessey Consultants, LLC – 9 N Buffalo Avenue, block 125, lot 4, located in the R-4 zoning district seek C variance relief for front yard setback (principal structure), front yard setback (2<sup>nd</sup> fl deck), side yard setback (principal structure left), building coverage, lot coverage, parking and possible others to construct elevate and renovate an existing non-conforming structure. The proposed dwelling will provide parking underneath along with storage. The applicant is represented by Manny Sanfilippo Esq.

Craig Dothe, New Jersey Licensed Architect, 31 N Brighten Avenue, Atlantic City N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his report of the application dated August 10, 2024.

Manny Sanfilippo, attorney on behalf of the applicant presents the application. He would like clarification from Mr. McLarnon regarding a landscaping comment in his report.

Mr. Dothe describes the conditions of the site, the proposed layout of the home and the plan for parking underneath. He also explains the variances being requested. Mr. Dothe states a governors strip will be added along with one tree. He informs the Board that the side deck will be removed and will be replaced with stairs.

Public portion is open.

Public portion is closed.

Mr. Manos reviews C variances front yard setback (principal structure), front yard setback (2<sup>nd</sup> fl deck), side yard setback (principal structure left), building coverage, lot coverage, parking along with conditions whereas one street tree and governors strip will be added.

Motion to approve C variances was made by Mike Wiesen and seconded by Tim Koob and unanimously approved six in the affirmative and zero in the negative. Ayes; Jay Cooke, Lorraine Sallata, Mike Wiesen, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

\*\* Timothy Tonczyczyn, LLC – 6223 Winchester Ave, block 163, lot 1, located in the R-7 zoning district seeking C variance relief for rear yard setback (1<sup>st</sup> fl deck), parking space size and possible others to renovate an existing single family dwelling and abandon the below grade basement and parking due to the City’s flood damage prevention ordinance. The applicant proposes to provide 2 off-street parking spaces and construct rear access steps to the first floor. The applicant is represented by Eric Goldstein Esq.

Charles Alexander, New Jersey Licensed Contractor, 29 N Oakland Avenue, Ventnor City N.J, is sworn in.

Mr. McLarnon reads his report dated August 13, 2024. Mr. McLarnon states moving the parking off Winchester Avenue on to Sacramento Avenue is a benefit due to the narrowness of the street.

Mr. Goldstein, attorney on behalf of the applicant, presents the application. He discusses the variances requested.

Mr. Alexander gives history of the property. He described the conditions of the site. He explains the basement was filled in and parking was removed to make the home flood compliant. He discusses the proposed parking and the reason the stairs are being constructed.

Public portion is open.

Kathryn Deschaine, property owner, 111 N Sacramento Avenue, is sworn in, and is not in favor of the application. She states her concerns of the lack of parking on Sacramento Avenue.

Sherene Germana, property owner, 106 N Sacramento Ave, is sworn in and raised parking concerns and is not in favor of the application.

Dennis Duffin, property owner, 102 N Sacramento Avenue, is sworn in and speaks against the application. Mr. Duffin raised concerns as to the elimination of street parking as well as curb cuts and size of the proposed parking area.

Mrs. Sallata questions if the proposed parking can be reevaluated.

Mr. McLarnon states he met with the applicant, and this was the best solution.

Public portion is closed.

Mr. Manos reviews C variances for rear yard setback (1<sup>st</sup> fl deck & steps), parking space size in driveway along with condition whereas no car can hang into the public right of way and any other conditions set forth in Mr. McLarnon's report.

Motion to approve C variances was made by Lorraine Sallata and seconded by Greer Gaskill and unanimously approved six in the affirmative and zero in the negative. Ayes; Jay Cooke, Lorraine Sallata, Mike Wiesen, Tim Koob, Greer Gaskill, Wendy Bartlett. Nays; None.

## 6. New Business

None

There being no further business, the motion to adjourn was made by Mike Wiesen and seconded by Tim Koob and was unanimously approved.

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