

Ventnor City Planning Board
Minutes
August 26, 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

Commissioner Landgraf
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Greer Gaskill
Wendy Bartlett

Absent

Mayor Kriebel
Tom Halpin
Tim Koob
Jessica Stilley

Professionals

Roger McLarnon, Board Engineer and Professional Planner
Leo Manos, Board Solicitor
Carmella Malfara, Board Secretary/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 August 14, 2024, minutes was made by Lorraine Sallata and seconded by Peter Tocco and were unanimously approved, except for Commissioner Landgraf, Roman Zabihach, Dan Smith III and Peter Tocco which had to abstain.

4. Resolutions

Motion to adopt the following resolutions was made by Lorraine Sallata and seconded by Mike Wiesen and were unanimously approved, except for Commissioner Landgraf, Roman Zabihach, Dan Smith III and Peter Tocco which had to abstain.

P – 24 – 2024 – Robin Ireland & Stephen Kastenbergl – 104 S Stratford Avenue.

P – 25 – 2024 – Hennessy Consultants, LLC – 9 N Buffalo Avenue.

P – 26 – 2024 – Timothy Tonczyczyn – 6223 Winchester Avenue.

5. Applications

**Michael and Judith Wexler – 12 S Swarthmore Avenue, block 84, lot 19, located in the R-4 zoning district seeking C variance relief for front yard setback (porch/deck) to construct an extension of the existing 2nd floor porch/deck an additional 2 feet towards the street. The applicant is represented by Eric Goldstein Esq.

Roger McLarnon, is sworn in.

Robert Kiejdan, New Jersey Licensed Architect, 618 N Fredericksburg Avenue is sworn in and his credentials are accepted.

Michael & Judy Wexler, property owners, 12 S Swarthmore Avenue, are sworn in.

Mr. Kiejdan, on behalf of the applicant, presents the application. He describes the condition of the existing deck and states and explains the variances requested.

Mr. Zabihach questions if the existing trees will remain.

Mr. Cooke inquires as to the materials that will be used for the decking as well as if the footings will be expanded.

Mr. McLarnon reads his report dated August 17, 2024. Mr. McLarnon states as a condition of approval a landscape plan must to be submitted.

Mr. Kiejdan discusses the positive criteria and states that by granting the variance requested would not cause any detriment to the neighbors or Ventnor City zoning ordinance.

Public portion is open.

Public portion is closed.

Mr. Manos reviews C variance for front yard setback (porch/deck), with a condition whereas a landscape plan must be submitted.

Motion to approve C variance was made by Roman Zabihach and seconded by Lorraine Sallata and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Wendy Bartlett. Nays; None.

**Robert & Karen Botto – 5125 Winchester Avenue, block 100, lot 18-18.01, located in the R-7 zoning district seeking C variance relief for front yard setback (building), front yard setback (deck), rear yard setback (1st fl deck), rear yard deck height (2nd & 3rd fl decks), eave height (building), curb cuts, total landscape coverage, third floor deck and possible others to construct a new elevated flood-compliant single-family dwelling and bulkhead. The applicant is represented by Brian Callaghan Esq.

Karen & Robert Botto, property owners, 5125 Winchester Ave, are sworn in.

Thomas Dase, New Jersey Licensed Engineer, 400 N Dover Avenue Atlantic City N.J, is sworn in and his credentials are accepted.

Stephen Fenwick, New Jersey Licensed Architect, 646 Ocean Heights Avenue, Linwood N.J, is sworn in and his credentials are accepted.

Mr. Callaghan, attorney for the applicant, explains what the applicants are.

Thomas Dase describes the condition of the site. Mr. Dase states the applicants will put in a new bulkhead and he explains the variances requested. He also believes that landscaping will be a challenge due to the size of the lot.

Commissioner Landgraf inquires as to street parking.

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

Mr. Cooke inquires as to the side yard setback.

Mr. Fenwick discusses the decision for a modern architectural design. He explains the proposed layout and landscape.

Mr. McLarnon states a landscape must be submitted.

Commissioner Landgraf suggest adding a governor strip.

Public portion is open.

Public portion is closed.

Mr. McLarnon reads his review dated August 24, 2024. Mr. McLarnon believes the new bulkhead is a benefit to the application. He would clarification on the size of the curb cut.

Mr. Manos reviews the C variances for front yard setback (building), front yard setback (deck), rear yard setback (1st fl deck), rear yard deck height (2nd & 3rd fl decks), eave height (building), curb cuts, total landscape coverage, third floor deck, along with conditions whereas a permeable governor strip shall be added, landscape plan shall be submitted and the garage will not be converted to storage.

Motion to approve C variances was made by Peter Tocco and seconded by Roman Zabihach and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith the III, Mike Wiesen, Peter Tocco, Greer Gaskill and Wendy Bartlett. Nays; None.

Commissioner Landgraf, Lorraine Sallata and Peter Tocco recuse themselves from the following application.

**Lin & Ong, LLC – 5201 Atlantic Ave, block 53, lot 1, located in the RR-2 zoning district seeking a D “USE” variance along with C variances for lot area, lot width, front yard setback (building Atlantic Ave), front yard setback (building Frankfort Ave), front yard setback (decks Atlantic Ave), rear yard setback, eave height, curb cuts, garage fully enclosed, third floor decks and possibly others to construct a new two-family dwelling with eight parking spaces. The applicant is being represented by Brian Callaghan Esq.

Thomas Dase, New Jersey Licensed Engineer, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

John Obelenus, New Jersey Licensed Architect, 102 S 8th Street, Vineland N.J, is sworn in and his credentials are accepted.

Brian Callaghan, on behalf of the applicant, presents the application. He explains that a two-family dwelling would have been permitted in 2001. He also states that there was an existing building on the vacant lot that was demolished in 1995. Mr. Callaghan states four parking spaces will be added for a total of eight spaces, four spaces will be for the new construction and four spaces will be for the building on the adjacent lot.

Mr. Cooke inquires as to the demolition in 1995.

Mr. Manos gives clarification of the additional parking spaces on the vacant lot.

Dan Smith III questions if one of the condo units should be sold, will the parking spaces remain the same.

Thomas Dase enters into the record exhibits A-1 and A-2 site plan. Mr. Dase explains the variances requested as well as the additional open parking spaces for the building on the adjacent lot. He states that there will be two driveways and easement. Mr. Dase discusses the proposed decks not being in the building envelope.

Mr. Cooke inquires as to storage as well as the number of street parking spaces that will be removed, Mr. Dase indicated one will be removed from the street.

Mr. Callaghan asks Mr. Dase to confirm that a two-family dwelling is a better alternative than a single-family dwelling for the area.

Mr. Cooke inquires as to the number of bedrooms.

Mr. Obelenus discusses the proposed design and layout of the two-family dwelling. He explains parking, materials such as siding, roof and landscape.

Mr. Zabihach is not in favor of the number of variances requested and has concerns about parking spaces.

Mr. Callaghan, on behalf of the applicant requests a postponement to revise the application.

The postponement was granted. Mr. Manos makes an announcement that the application will be heard on October 28, 2024, at 6:30pm and the applicant is not required to re-notice or advertise.

6. New Business

There being no further business, motion to adjourn was made by Roman Zabihach and seconded by Greer Gaskill and was unanimously approved.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

