

Ventnor City Planning Board
Minutes
September 23, 2024, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

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

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Wendy Bartlett
Jessica Stilley

Absent

Commissioner Landgraf
Tom Halpin
Tim Koob
Greer Gaskill

Professionals

Roger McLarnon, Board Engineer & 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 26, 2024, minutes was made by Roman Zabihach and seconded by Peter Tocco and was unanimously approved, except for Mayor Kriebel and Jessica Stilley who had to abstain.

4. Resolutions

Motion to adopt the following resolutions was made by Roman Zabihach and seconded by Lorraine Sallata and was unanimously approved, except for Mayor Kriebel and Jessica Stilley.

P – 27 – 2024 – Michael & Judith Wexler – 12 S Swarthmore Avenue.

P – 28 – 2024 – Robert & Karen Botto – 5125 Winchester Avenue.

5. Applications

**Carol Behmke Bennett – 5903 Calvert Ave, block 216, lot, located in the R-2 zoning district seeking approval for a Certificate of Non-Conformity to legalize an existing two-family dwelling. The applicant is represented by Brian Callaghan Esq.

Carol Behmke Bennett, property owner 154 Crescent Blvd, Mays Landing N.J, is sworn in.

Mr. Callaghan, attorney on behalf of the applicant, presents the application. He explains that the test year is 1998 and that several rental certificates and licenses for both units have been obtained from the City of Ventnor.

Ms. Behmke Bennett gives a brief history of the property and the need for a Certificate of Non-Conformity. She informs the Board that when she purchased the property in 1974 it was indeed a two-family dwelling.

Mr. Cooke asks Ms. Behmke Bennett why she did not obtain a Certificate of Non-Conformity in 1998.

Mr. Smith inquires as to the numbers of gas and electric meters the property has.

Public portion is open.

Public portion is closed.

Mr. Manos reviews the application to grant approval for a Certificate of Non-Conformity.

Roman Zabihach makes a motion to grant approval for a Certificate of Non-Conformity, which is seconded by Peter Tocco. Ayes; Mayor Kriebel, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Wendy Bartlett and Jessica Stilley. Nays; None.

Mr. Manos informs the Board that resolution P – 29 – 2024, Carol Behmke Bennett – 5903 Calvert Avenue will be adopted this evening.

Motion to approve resolution P – 29 – 2024 was made by Peter Tocco and seconded by Roman Zabihach and was unanimously approved with an all in favor vote.

6. New Business

The Board has a brief discussion regarding a change in the Planning Board Application.

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

Respectfully submitted
Carmella Malfara
Planning Board Administrator/Secretary