

Ventnor City Planning Board
Minutes
October 9, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:28pm.

1. Flag Salute
2. Roll Call

Present

Mayor Kriebel
Commissioner Landgraf
Jay Cooke
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Wendy Bartlett

Absent

Tom Halpin
Roman Zabihach
Lorraine Sallata
Greer Gaskill
Jessica Stilley

Professionals

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

Procedure

Chairman Cooke announced that the meeting is being held in accordance with due public notice thereof 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 September 23, 2024, minutes was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved, except for Commissioner Landgraf and Tim Koob who had to abstain.

4. Resolutions

None

5. Applications

**Scott & Margie Cramer – 5605 Boardwalk, block 15, lot 1.04, located in the R-1 zoning district seeking C variance relief for height of deck in front yard above boardwalk to construct a new single-family dwelling with a deck more than 3feet higher than the boardwalk elevation. The applicant is represented by Eric Goldstein Esq.

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

Mark Petrella, New Jersey Licensed Architect, 1020 Atlantic Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

Eric Goldstein, attorney on behalf of the applicant, described the project for a new beachfront property requesting certain variance for deck height. He noted compliance with all other requirements for the R-1 zoning district.

Mr. Barnhart described the condition of the site. He explains the variance requested and explained the planning perspective regarding the intension to construct the deck above the seawall.

Mr. Cooke questions who will be maintaining the area between the boardwalk and the seawall.

Mr. Cramer property owner, 5605 Boardwalk, is sworn in and states that he will properly maintain the area in question.

Mr. Tocco would like confirmation as to the height of the proposed deck in regard to the boardwalk.

Mr. Petrella discusses the decision for a modern architectural design. He also discusses the proposed layout and states the building height is lower than what is aloud.

The public portion is open.

The public portion is closed.

Mr. McLarnon reads his review dated October 8, 2024, which is attached.

Mr. Manos reviews C variance for deck height being 3 feet higher than the boardwalk elevation whereas applicant must obtain CAFRA approval and applicant must maintain the area between the boardwalk and seawall.

Motion to approve C variance was made Mayor Kriebel and seconded by Tim Koob and was unanimously approved, eight in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Wendy Bartlett. Nays; None.

**Michael & Debra Skolnick – 19 N Baltimore Avenue, block 132, lot 11, located in the R-4 zoning district seeking C variance relief for front yard setback (2nd fl deck), side yard setback (left), side yard set back (rear deck left) and possible others to convert an existing enclosed area to an open porch, extend the second-floor deck and to expand an existing 1st floor room at the rear of the house and add an open deck above. The applicant is represented by Eric Goldstien Esq.

Michael Skolnick, property owner, 19 N Baltimore Avenue and New Jersey Licensed Architect, is sworn in and his credentials are accepted.

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

Mr. Skolnick testified to his long-term residency and the desire to enhance the property's front and rear living space. He also explains the new layout as well as the variances requested.

Mr. Cooke inquires as to the width of the lot and the length of the proposed porch.

The public portion is open.
The public portion is closed.

Mr. McLarnon reads his review dated September 28, 2024, which is attached.

Mr. Manos reviews C variances for front yard setback (2nd fl deck), side yard setback (left), side yard setback (rear deck left) along with any conditions set forth in Mr. McLarnon's report.

Motion to adopt C variances was made by Peter Tocco and seconded by Tim Koob and were unanimously approved eight in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Jay Cooke, Dan Smith III, Mike Wisen, Peter Tocco, Tim Koob and Wendy Bartlett. Nays; None.

6. Other Business

None

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

[..\ENGINEERS REPORT 2024\Engineer Report 5606 Boardwalk.pdf](#)

[..\ENGINEERS REPORT 2024\092824 rdm ventnor planning engineering report 19 North Baltimore Avenue Skolnick.pdf](#)