

Ventnor City Planning Board
Minutes
October 28, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke Called the meeting to order at 6:34pm.

1. Flag Salute
2. Roll Call

Present

Jay Cooke
Roman Zabihach
Dan Smith III
Mike Wiesen
Peter Tocco
Tim koob
Greer Gaskill
Wendy Bartlett

Absent

Mayor Kriebel
Commissioner Landgraf
Tom Halpin
Lorraine Sallata
Jessica Stilley

Professionals

Roger McLarnon, Board Engineer and Professional Planner
Leo Manos Esq., 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 of the intent of the meeting and procedures which to follow.

3. Minutes

A motion to adopt October 9, 2024, minutes was made by Tim Koob and seconded by Dan Smith III and was unanimously approved, except for Roman Zabihach and Greer Gaskill who had to abstain.

4. Resolutions

A motion to adopt the following resolutions was made by Peter Tocco and seconded by Tim Koob and was unanimously approved, except for Roman Zabihach and Greer Gaskill who had to abstain.

P – 30 – 2024 – Scott & Margie Cramer – 5605 Boardwalk.

P – 31 – 2024 – Michael & Debra Skolnick – 19 N Baltimore Avenue.

Mr. Manos makes an announcement that the application of 108 S Victoria Ave has been postponed until the December 11, 2024, Planning Board meeting. The applicant will not be required to re-notice or republish.

5. Applications

Peter Tocco recuses himself from the following application.

Lin and Ong LLC, - 5201 Atlantic Avenue, block 53, lot 1, located in the RR-2 zoning district seeking a D "USE" variance to permit a duplex along with C variances for lot area, lot width, front yard setback (Atlantic Ave), front yard setback (Frankfort Ave), front yard setbacks decks (Atlantic Ave), rear yard setback, eave height, curb cuts, garage fully enclosed, third floor decks and possibly others to construct a two-family dwelling unit. The applicant is represented by Brian Callaghan Esq.

Mr. Manos informs the Board that although there was prior testimony on this application, the application is being amended and shall be treated as new.

Mr. Callaghan, on behalf of the applicant, presents the application. He explains the amendment to the application. He informs the Board that the proposed open car ports are now changing to fully enclosed two car garages with storage.

John Obelenus, New Jersey Licensed Architect, 108 Montpelier Avenue, Atlantic City N.J, is sworn in and his credentials are accepted.

John Barnhart, New Jersey Licensed Engineer and Planner, is sworn in and his credentials are accepted.

Mr. McLarnon, Board Engineer, is sworn in.

Mr. Barnhart describes the condition of the site. He discusses the redevelopment on Weymouth Ave, Frankfort Ave and the surrounding neighborhood. Mr. Barnhart enters into the record exhibits A-1 photo of site, A-2 tax map, A-3 site plan. He further explains the amended application pertaining to the enclosed garage and storage and access on Frankfort Ave. Mr. Barnhart also states if a single-family dwelling was to be built on this lot the size of the dwelling could be much larger than what is proposed.

Mr. Wiesen inquires as to the two-family dwelling located on Weymouth Ave.

Mr. Callaghan discusses previous zoning ordinances that would allow a two-family dwelling to be built at this location.

Mr. Zabihach would like clarification on the variances requested.

Mr. Smith III inquires as to the size of the proposed garages.

Mr. Obelenus discusses the design of the proposed dwelling.

Mr. Cooke inquires as to the types of materials that will be used for the exterior of the dwelling; Mr. Obelenus states materials are not finalized.

Ms. Bartlett inquires as to a reduction of the third-floor bedroom; Mr. Callaghan states a variance would still be required.

Mr. McLarnon reads his review dated October 26, 2024, which is attached.

The public portion is open.

The public portion is closed.

Mr. Zabihach inquires as to whether the bulk requirements remain the same if a single family was to be built.

Mr. Manos reviews D "USE" variance along with C variances for lot area, lot width, front yard setback (Atlantic Ave), front yard setback (Frankfort Ave), front yard setbacks decks (Atlantic Ave), rear yard setback, eave height, curb cuts, garage fully enclosed, third floor decks, with conditions whereas a landscape plan shall be submitted.

Motion to approve variances was made by Dan Smith III and seconded by Tim Koob. The motion was approved five in the affirmative and two in the negative, Ayes; Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, and Greer Gaskill. Nays; Tim Koob and Wendy Bartlett.

6. Other Business

None

There being no further business, the motion to adjourn was made by Roman Zabihach and seconded by Peter Tocco.

[..\ENGINEERS REPORT 2024\071924 rdm ventnor planning board engineering report Ong 5201 Atlantic Avenue revised 102624.pdf](#)

