

Ventnor City Planning Board
Minutes
November 13, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:35pm.

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel

Jay Cooke

Roman Zabihach

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

Jessica Stilley

Absent

Commissioner Landgraf

Tom Halpin

Lorraine Sallata

Professionals

Roger McLarnon, Board Engineer and Professional Planner

Leo Manos, Board Solicitor

Carmella Malfara, Board Secretary

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

The Motion to adopt October 28, 2024, minutes was made by Roman Zabihach and seconded by Dan Smith III and were unanimously approved, except for Mayor Kriebel, Peter Tocco and Jessica Stilley who had to abstain.

4. Resolutions

The motion to adopt the following resolution was made by Roman Zabihach and seconded by Dan Smith III and unanimously approved, except for Mayor Kriebel, Peter Tocco and Jessica Stilley who had to abstain.

P – 32 – 2024 – Lin & Ong LLC, - 5201 Atlantic Ave.

5. Applications

**Buffalo Development, LLC – 18 N Buffalo Avenue, block 126, lot 17, located in the R-4 zoning district seeking approval for a minor subdivision, Certificate of Non-Conformity, along with C variance relief for lot area, lot width and possibly others to demolish an existing two-family dwelling and construct two new single-family detached dwellings.

Roger McLarnon, Board Engineer & Planner is sworn in.

John Patti, Property owner, is sworn in.

Peter Weiss, New Jersey Licensed Architect, 38 E Oakcrest Avenue, Northfield N.J, is sworn in and his credentials are accepted.

Jon Barnhart, New Jersey Licensed Engineer and Planner, 400 N Dover Avenue, A.C N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his revised review dated November 12, 2024, which is attached. Mr. McLarnon explains subdivision requirements.

Mr. Callaghan, attorney on behalf of the applicant, presents the application. He believes that if the subdivision is granted then the Certificate of Non-Conformity is a moot point.

Mr. Barnhart describes the conditions of the site as well as the subdivision plan. Mr. Barnhart also explains the variances requested.

Mr. Zabihach questions which tree will be removed.

Mr. Weiss presents the design, the layout of the proposed dwelling as well as the materials that will be used.

Mr. Callaghan asks Mr. Barnhart to confirm that granting the variances requested would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also confirms the positive criteria outweigh the negative.

Public portion opens.

Sheryl Fields, property owner, 10 N Buffalo Ave, is sworn in and states her concerns regarding the removal of the tree which houses a rare bird.

Mr. Patti understands the importance of the tree and agrees not to remove it.

The public portion is closed.

Mr. Cooke asks Mr. Callaghan to confirm that he would like to proceed with two votes. One for the subdivision and if needed a vote for the Certificate of Non-Conformity.

Mr. Manos reviews the minor subdivision to create two lots along with C variances for lot area – both lot, lot width – both lots with conditions whereas the applicant will preserve the tree closest to the bay, replace any broken concrete around tree, curb, sidewalk. The applicant has ninety days to perfect the subdivision.

Mr. McLarnon states that the applicant shall not file the subdivision until the home has been demolished.

Motion to approve the minor subdivision with C variances and conditions was made by Roman Zabihach and seconded by Peter Tocco. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

**Maria Stubbs – 208 N Suffolk Ave, block 200, lot 37, located in the R-4 zoning district seeking C variances front yard setback, side yard setback and possibly others to construct a new front porch.

Maria Stubbs, property owner 208 N Sacramento Ave is sworn in.

Robert Freerksen, 208 N Suffolk Ave, is sworn in and gives a brief history of the property and the previous deck. He explains that underneath the previous deck a large stump grew causing the deck to crack. He also states that the deck was replaced without permits. It has since been torn down and now the applicant would like to replace and extend a new deck.

Ms. Stubbs states she was unaware that the contractor she hired did not obtain permits to build the deck. She also states the city informed her that the deck was illegal and would need to be removed.

Mr. McLarnon describes the condition of the site and explains the variances requested. He recommends the property comply with landscaping requirements.

Mayor Kriebel would like clarification of the variances requested.

Mr. Cooke inquires as to the depth of the proposed porch.

The public portion is open.

Scott Cummings, property owner, 210 N Suffolk Ave, is sworn in and speaks in favor of the application.

Property owner, 205 N Suffolk Ave, is sworn in and is in favor of the application.

The public portion is closed.

Mr. Zabihach asks if the proposed deck will be the same as what was demolished.

Mr. Cooke inquires as to the width of the deck and suggests reducing the size of the deck by one foot.

Mr. McLarnon informs the applicant that the steps cannot encroach into the public right of way.

Ms. Stubbs agrees to reduce the size of the deck.

Mr. Manos reviews C variances for front yard setback and side yard setback with conditions whereas the deck shall be reduced in size, all shrubbery shall comply, and the steps shall not encroach into the public right of way.

The motion to approve C variances with conditions was made by Dan Smith III and seconded by Roman Zabihach. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett.

Peter Tocco recuses himself.

**Jacqueline Blake – 811 N Harvard Ave, block 386, lot 6, located in the R-2 zoning district seeking C variance relief for side yard setback and possibly others to construct a one-story addition to the ground level garage. The applicant is represented by Eric Goldstein Esq.

Jacqueline Blake, property owner, 811 N Harvard Ave, is sworn in.

Brad Barker, New Jersey Licensed Architect, is sworn in and his credentials are accepted.

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

Mr. Barker explains the conditions of the site, presents the design and discusses the proposed layout. He also explains the variances requested.

Mr. Goldstein asks Mr. Barker to confirm that the plans submitted would not cause any detriment to the neighbors or Ventnor City zoning ordinance. He also believes that the positive criteria outweigh any negative.

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

Mr. Manos reviews C variance for side yard setback with conditions set forth in Mr. McLarnon's report.

The motion to approve C variance was made by Roman Zabihach and seconded by Dan Smith III. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Tim Koob, Greer Gaskill, Wendy Bartlett and Jessica Stilley. Nays; None.

6. Other Business

None

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/ Secretary

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