

Ventnor City Planning Board
Minutes
December 11, 2024, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:33pm.

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Commissioner Landgraf
Tom Halpin
Jessica Stilley

Professionals

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

Motion to adopt November 13, 2024, minutes was made by Dan Smith III and seconded by Roman Zabihach and was unanimously approved, except for Lorraine Sallata who had to abstain.

4. Resolutions

Motion to adopt the following resolutions was made by Tim Koob and seconded by Roman Zabihach and were unanimously approved, except for Lorraine Sallata who had to abstain. Peter Tocco had to abstain from the application of 811 N Harvard Avenue.

P – 33 – 2024 – Buffalo Development, LLC – 18 N Buffalo Ave.

P – 34 – 2024 – Maria Stubbs – 208 N Suffolk Ave.

P – 35 – 2024 – Jacqueline Blake – 811 N Harvard Ave.

5. Applications

Mr. Manos, Board Solicitor, makes an announcement that the application for 108 S Victoria Avenue is being postponed. The applicant will be required to notice and advertise.

**Christopher Baylinson attorney, on behalf of 13 S Weymouth Avenue request a postponement until January 8, 2025, Planning Board hearing. The postponement was granted.

** Mitchell Salaman – 226 N Rosborough Ave, block 234, lot 13, located in the R-6 zoning district seeking C variance relief for side yard setback (left) and possibly others to construct a new addition to the first and seconded floors at the left front and rear.

Roger McLarnon, is sworn in.

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

Mr. Baylinson, attorney on behalf of the applicant, presents the application. Mr. Baylinson informs the board the applicant is amending the application to add additional parking which causes a variance.

Mr. Barnhart describes the conditions of the site. He explains the variance requested as well as the need for additional parking. Mr. Barnhart also states that the positive criteria outweigh any negative and no negative impact on the neighbor's or Ventnor zoning ordinance.

Mr. McLarnon states if the application is approved, compliance plans need to show lot coverage.

Mr. Tocco questions if the applicant's sister owning the vacant lot next door will affect this application.

Mr. Manos explains the lots, have not been consolidated so it does not have any effect on this application.

Mr. Zabihach recommends adding an additional street tree when the driveway is extended.

Chairman Cooke announced that the public portion was open; however, no speakers came forward, so the public portion is closed.

Mr. McLarnon asks Mr. Baylinson to confirm if storage is increasing.

Mr. Manos reviews C variance for side yard setback (left) and parking along with any conditions set forth in Mr. McLarnon's report.

The motion to approve C variances with conditions 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, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

**Garrett Marrazzo – 126 N Princeton Avenue, block 167, lot 20.03, located in the R-7 zoning district seeking C variance relief for front yard setback (1st floor deck), front yard setback (2nd floor deck), side yard setback (1st floor deck left), side yard setback (2nd floor deck left), parking space length and possible others to add outside porches and decks. The applicant is represented by Nancy Valentino esq.

Gary O'Conner, New Jersey Licensed Architect, 204 N Union Street, Lambertville N.J, is sworn in and his credentials are accepted.

Gina Yanoshik, property owner, 126 N Princeton Ave, is sworn in.

Ms. Valentino, on behalf of the applicant, presents the application.

Mr. O'Conner describes the condition of the site. He explains the variances requested as well as the need for the larger decks to improve the situation, creating outdoor entertaining space.

Mr. Zabihach suggests extending the decks further into the side yard as an alternative to the front yard.

Ms. Valentino states that if the applicant extends further into the side yard, they will lose their view of the bay.

Mr. Cooke inquires as to the width of the building.

Mr. Zabihach suggests reducing the size of the proposed deck.

Ms. Valentino asks if a 10-foot deck would be acceptable. She also states that the applicant would like to amend the application to extend the driveway to 19 feet so that the parking variance is eliminated.

Mr. McLarnon recommends adding a governor's strip with street trees.

The public portion is open.

Don Lorady, property owner, 130 N Princeton Avenue is sworn in and speaks in favor of the application.

Margaret Lorady, property owner, 130 N Princeton Avenue is sworn in and is in favor of the application.

Mr. Manos reviews C variances for front yard setback (1st floor deck), front yard setback (2nd floor deck), side yard setback (1st floor deck left), side yard setback (2nd floor deck left) along with conditions whereas the applicant shall add a governor's strip, two street trees and shrubs. The applicant will comply with parking requirements and reduce the size of the decks.

The motion to approve C variances with 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, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

6. Other Business

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

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