

Ventnor City Planning Board
Annual Reorganization Meeting Minutes
January 8, 2025, 6:30 pm
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
Commissioner Landgraf
Jay Cooke
Roman Zabihach
Dan Smith III
Mike Wiesen
Peter Tocco
Greer Gaskill
Wendy Bartlett
Jessica Stilley

Absent

Tom Halpin
Lorraine Sallata
Tim koob

Professionals

Roger McLarnon, Board Engineer and Planner
Leo Manos, Board Solicitor
Carmella Malfara, Board 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. Annual Reorganization

*Chairman – A nomination for Jay Cooke as Planning Board Chairman for 2025 was received on a motion of Roman Zabihach and was unanimously approved.

*Vice Chairman – A nomination for Roman Zabihach as Planning Board Vice Chairman for 2025 was received on a motion of Dan Smith III and unanimously approved.

*Board Engineer – A nomination for Roger McLarnon for Planning Board Engineer & Planner was received on a motion of Commissioner Landgraf and unanimously approved.

*Board Solicitor – A nomination for Leo Manos Esq for Planning Board Solicitor was received on a motion of Roman Zabihach and was unanimously approved.

*Board Administrator – A motion for Carmella Malfara for Planning Board Administrator was received on a motion of Commissioner Landgraf and was unanimously approved.

*Meeting Dates 2025/2026 – A motion to approve 2025/2026 meeting dates was made by Roman Zabihach and seconded by Dan Smith III and unanimously approved.

*By-right Subdivision Committee – A Nomination for Peter Tocco, Tim Koob and Wendy Bartlett for By-right Subdivision Committee was received on a motion of Commissioner Landgraf and was unanimously approved.

*Reappointment of Board Members

4. Minutes

A Motion to adopt December 11, 2025, minutes was made by Dan Smith III and seconded by Peter Tocco and was unanimously approved, except for Commissioner Landgraf who had to abstain.

5. Resolutions

A motion to approve the following Resolutions was made by Roman Zabihach and seconded by Peter Tocco and was unanimously approved, except for Commissioner Landgraf who had to abstain.

6. Applications

** George Zahr – 13 S Weymouth Ave, block 53, lot 10, located in the R-2 zoning district seeking C variance relief lot area, lot width, front yard setback, building(Weymouth Ave), front yard setback, building(Frankfort Ave), front yard setback, decks (Weymouth Ave), front yard setback, decks (Frankfort Ave), curb cuts and possibly others to demolish an existing two-family dwelling and construct a new two-family dwelling.

Mike Wisen recuses himself from this application.

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

Ralph Fey, New Jersey Licensed Architect, 300 N Board Street, Doylestown Pa, is sworn in and his credentials are accepted.

Mr. McLarnon is sworn in.

Christopher Baylinson, attorney on behalf of the applicant, presents the application. He discusses the demolition of the existing dwelling and the front yard setbacks.

Mr. Barnhart, Engineer for the application, describes the size and dimensions of the lot, details the variances requested as well as the front elevation. Mr. Barnhart discusses access from both Weymouth and Frankfort Avenues. He also discusses the positive criteria and states he sees no detriment to the neighbors or Ventnor City zoning ordinance.

Mr. Cooke inquires as to the number of bedrooms, number of parking spaces and the side yard setbacks. He also asks if there will be a storage area.

Mr. Zabihach suggests reducing the side yard setbacks.

Mayor Kriebel asks if a governor strip will be added.

Mr. Baylinson confirms that a governor strip and street tree will be added.

Mr. McLarnon reads his review dated December 5, 2024, which is attached.

Commissioner Landgraf shares his concerns regarding the loss of a parking space on Weymouth Ave. He also questions the distance from the column to the curb.

The public portion is open.

The public portion is closed.

Mr. Manos reviews C variances for lot area, lot width, front yard setback, building (Weymouth Ave), front yard setback, building (Frankfort Ave), front yard setback, decks (Weymouth Ave), front yard setback, decks (Frankfort Ave) and curb cuts along with conditions whereas a street tree and governor's strip will be added, and a storage area will be created.

A 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, Commissioner Landgraf, Jay Cooke, Roman

Zabihach, Dan Smith III, Peter Tocco, Greer Gaskill, Wendy Bartlett and Jessica Stilley. Nays; None.

Mr. Wiesen Returns as a sitting member of the Planning Board.

**Ventnor Holdings, LLC – 4900 Wellington Avenue, block 303, lot 2.01, located in the Design Commercial District is seeking a major site plan approval to demolish the existing building on lot 2.01 and to construct a 4-story self-storage facility with additional outdoor boat storage which would be storage. The applicant is represented by Jason Tuvel Esq.

Mr. Tuvel, attorney on behalf of the applicant, presents the application for preliminary and final site plan approval for a self-storage facility. Mr. Tuvel speaks of the redevelopment plan, the size of the proposed facility and the hours of operation. He also explains that the application is compliant, and no variances are needed.

Machaela Maguire, New Jersey Licensed Engineer, 92 Park Avenue, Rutherford N.J, is sworn in and her credentials are accepted.

John Corak, New Jersey Licensed Traffic Engineer, 92 Park Avenue, Rutherford N.J, is sworn in and his credentials are accepted.

Louis Bandeloecht, New Jersey Licensed Architect, 7930 Clayton Rd, St. Louis Missouri, is sworn in and his credentials are accepted.

Marcella Traina, New Jersey Licensed Professional Planner, is sworn in and his credentials are accepted.

Ms. Maguire describes the conditions of the site and what is being proposed. Ms. Maguire enters into record A-2 site plan and A-3 architectural renderings. She also gives testimony as to the number of indoor storage spaces, number parking spaces, number of spaces for RV and boat storage, number of stories, trash enclosure, security gate with keypad, new sidewalks and pedestrian walkway, landscape, fencing and lighting.

Mrs. Stilley would clarification regarding the fencing and RV and boat storage.

Mr. Wiesen inquires as to the grading plan.

Mr. Cooke asks if the Dollar General Site will be redeveloped.

Mr. Corak, explains the traffic pattern into and out of the site. He discusses the size and number of parking spaces.

Mr. Zabihach inquires as to cross access to the Dollar General.

Mr. Bandeloecht, describes the design and materials used for the proposed site. He also notes ADA and flood compliance.

Mayor Kriebel suggests a meeting with the fire chief to ensure emergency personnel can easily access the area.

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

Mr. Manos reviews the preliminary and final site plan approval with conditions whereas the applicant will coordinate to meet the flood hazard ordinance, the applicant will meet with the fire chief, and the materials used will match the existing redevelopment at the Acme site.

The motion to approve preliminary and final site plan was made by Roman Zabihach and seconded by Greer Gaskill. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Wendy Bartlett. Nays; None.

**Paul McQuade – 5801 Ventnor Avenue, block 113, lot 1, located in R-1 zoning district seeking approval for a minor subdivision along with C variances for lot area proposed lot 1.01, lot area proposed lot 1.02, lot depth proposed lot 1.01, lot depth proposed lot 1.02. The applicant is represented by Brian Callaghan Esq.

Mr. Callaghan, attorney on behalf of the applicant, explains the application.

Jon Barnhart, New Jersey Licensed Engineer & Planner is sworn in and his credentials are accepted. Mr. Barnhart gives a brief history of the site. He details the request for the subdivision, lot sizes and states the lot width exceeds what is required. He also believes there is no negative impact on the neighborhood or the zoning ordinance.

Mr. McLarnon inquires as to the number of bedrooms in the existing dwelling.

Mr. Callaghan states there are eight bedrooms and a dentist office in the basement.

Commissioner Landgraf has concerns that the subdivision does not meet the characteristics of the St Leonard's tract neighborhood.

Mr. Zabihach also agrees and does not believe the lot should be subdivided.

The public portion is open.

Bill Sill, property owner, 103 S Suffolk Avenue, is sworn in and is not in favor of the subdivision. He also believes the public notice was misleading.

Anthony Tripician, property owner, 5604 Winchester Avenue, is sworn in and is not in favor of the application.

James Quinlan, property owner, 1 S Dudley Avenue, is sworn in and is not in favor of the application.

Timothy Kreisler, property owner, 117 N Somerset Ave, is sworn in and is not in favor of the application.

The public portion is closed.

Mr. Callaghan, on behalf of the applicant, requests to withdraw the application.

The request is granted with an all in favor vote.

Mayor Kriebel and Commissioner Landgraf recuse themselves from this application.

**111 S Cambridge Avenue – 111 S Cambridge Ave, block 20, lot 2, located in the R-1 zoning district seeking D variance relief for height and expansion of a non-conforming use to add an additional roof top deck with swim spa. The applicant applied and was denied a similar application in March 2023. The applicant is represented by Brian Callaghan Esq.

Mr. Manos states the first task of the Planning Board is to determine whether this application is subject to res judicata. He then gives clarification of res judicata.

Mr. Callaghan, on behalf of the applicant, explains the application. Mr. Callaghan does not believe this application is like the previous application that was denied. He states the roof top deck and stairs are being removed, pool equipment is being relocated, and landscape is being added.

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

Michael Samschick, property owner, 111 S Cambridge Avenue, is sworn in.

Mr. Barnhart gives clarification of the differences between the two applications. He explains that the swim spa will now be located directly on the roof and confirms Mr. Callaghan's previous remarks.

Mr. Cooke questions the access to the swim spa.

Mr. Samschick gives a brief history of the property and the need for the swim spa. He also gives clarification of the new design.

Mr. Wiesen recalls an issue with being able to look down from the roof at neighboring properties. He would like to know if this issue was resolved.

Mr. Callaghan states that the swim spa is relocated, and you will not be able to look at neighboring properties.

The Public portion is open.

Bill Sill, property owner, 103 S Suffolk Avenue, is sworn in. Mr. Sill believes the applications are noticeably similar and the application should not be able to proceed.

The public portion is closed.

Mr. Cooke questions the accessibility to the roof for City personnel.

Mr. Callaghan believes this application is very different from the original and should proceed.

Mr. Manos reviews the application regarding res judicata. He explained that a vote will be taken for this to proceed as a new application.

Ayes; Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco and Greer Gaskill.
Nays; Jay Cooke and Wendy Bartlett.

The application was approved and may proceed.

Mr. Barnhart presents the new application. He describes the changes that were made and states all changes will meet structural standards. Mr. Barnhart believes that granting the variances requested would cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also believes the positive criteria outweigh any negative.

Mr. Callaghan asks Mr. Barnhart to confirm that the camera's Mr. Samschick will allow the city to access is a benefit to the community.

Mr. Zabihach questions the spiral staircase and asks for clarification on the lift.

Mr. Cooke inquires as to the dimensions of the swim spa.

The public portion is open.

Bill Sill, is sworn in and urges the Board to deny this application.

The public portion is closed.

Mr. Cooke inquires as to the swim spa being enclosed and or heated.

Mr. Manos reviews the application for D"USE" variance for expansion of a non-conforming use and a height variance with any conditions set forth in Mr. McLarnon's review.

The motion to approve variances was made by Peter Tocco and seconded by Dan Smith III. The motion was approved six in the affirmative and one abstention. Ayes; Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Wendy Bartlett. Abstain, Jay Cooke.

7. Other Business

None

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

Respectfully submitted
Carmella Malfara
Planning Board Administrator

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[Z:\ENGINEERS REPORT 2025\123024 rdm ventnor planning engineering report 4900 Wellington Avenue Major Site Plan - Ventnor Holdings LLC.pdf](#)

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