

Ventnor City Planning Board
Minutes
February 12, 2025, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

Present

Mayor Kriebel
Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Jessica Stilley

Absent

Tim Koob
Greer Gaskill
Wendy Bartlett

Professionals

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

Procedure

Vice Chairman Zabihach 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 January 27, 2025, minutes was made by Peter Tocco and seconded by Mike Wiesen and was unanimously approved, except for Commissioner Landgraf and Lorraine Sallata who had to abstain.

4. Resolutions

The motion to adopt the following resolution was made by Dan Smith III and seconded by Mike Wiesen and was unanimously approved, except for Commissioner Landgraf and Lorraine Sallata who had to abstain.

P – 8 – 2025 – Ventnor Holdings LLC – 4900 Wellington Avenue.

5. Applications

** Marc Silver and Barbara Frank – 112 S Surrey Ave, block 13, lot 12.02, located in the R-1 zoning district seeking C variance for third floor deck and possible others to expand the existing third floor deck. The applicant is represented by Brian Callaghan Esq.

Brian Callaghan, attorney on behalf of the applicant, presents the application.

Roger McLarnon Board Engineer and Planner is sworn in.

Craig Dothe, New Jersey Licensed Architect and Planner, 33 N Brighten Avenue, Atlantic City N.J, is sworn in and his credentials are accepted. Mr. Dothe describes the conditions of the site. He explains what exists and the decision for the modern architectural design. Mr. Dothe also explains the variances requested.

Mr. Callaghan asks Mr. Dothe to confirm that by granting the variances requested would not cause any detriment to the neighbor's or Ventnor's zoning ordinance.

Mr. Tocco questions if the elevator is existing and if the elevator goes to the third floor.

Commissioner Landgraf would like clarification of the railings and asks if the elevator could have been located on the opposite side.

Mr. McLarnon questions if there is open decking on the second floor.

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

Mr. Manos reviews the C variance for third floor deck outside of the building envelope.

The motion to approve C variance was made by Peter Tocco and seconded by Roman Zabihach. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzelli, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco and Jessica Stilley. Nays; None.

Chairman Cooke is now present and will lead the meeting.

Vice Chairman Zabihach steps down and will resume his roll as Board member.

Mr. Wendt, attorney on behalf of the applicant, 6 N Portland Avenue, is requesting a postponement due to a lack of quorum.

Postponement is granted until February 24, 2025. The applicant is not required to re-notice or advertise.

**RB Land Development, LLC – 108 S Victoria Avenue, block 12, lot 8, located in the R-9 zoning district seeking approval for a minor site plan, along with C variances for front yard setback, side yard setback, rear yard setback, lot coverage, street trees and possible others to construct a four unit building over parking.

Mr. Manos informs the Board that two members of the public have requested a postponement due to weather conditions. Mr. Manos reads the statements into the record.

Mr. Callaghan, attorney on behalf of the applicant, cannot consent to a postponement.

Mr. Manos informs the Board that a vote will be taken to decide if the applicant should proceed, or a postponement should be granted.

A motion to grant postponement was made by Commissioner Landgraf and second by Roman Zabihach. The postponement was denied with an 8 to 1 vote. Nays; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzelli, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco and Jessica Stilley. Ayes; Lorraine Sallata.

Mr. McLarnon informs the Board that this application does not require a D “USE” variance.

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

Craig Dothe, New Jersey Licensed Architect and Planner, 33 N Brighton Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

Blake Barrabuscio, property owner, 108 S Victoria Ave, is sworn in.

Nate Russo, property owner, 108 S Victoria Ave, is sworn in.

Mr. Callaghan presents the application. He states that this application was previously approved for four units.

Mr. Dothe describes the condition of the site. He discusses the proposed layout of the four units, parking for each unit, trash room, outside showers, access to the roof top deck, storage and the materials that will be used for the exterior.

Mr. Tocco asks Mr. Dothe to explain what the structure is made of.

Mr. Cooke asks if the building will have a fire suppression system. He also inquires as to the side yard setbacks.

Mr. Dothe explains what materials will be used for the structure and states a 3ft circulation around the entire building.

Mr. Callaghan enters into record exhibit A-1, renderings.

Mr. Barnhart explains the variances requested. He discusses the development pattern of the neighborhood. He believes this application meets the character of the neighborhood. He believes the building is aesthetically pleasing, has open air, light and space. He believes there is no detriment to the neighbor's or Ventnor's zoning ordinance and the positives outweigh the negatives.

Mrs. Sallata inquires as to the square footage of each unit and has concerns regarding building coverage.

Commissioner Landgraf questions why this building is considered a Highrise.

Mrs. Stillely inquires as to the size of the parking spaces.

Commissioner Landgraf recommends adding grass to reduce the lot coverage.

Mr. McLarnon gives suggestions and will work with the applicant on a landscape plan.

Mr. Iannuzelli inquires as to the garage having electrical outlets.

Mayor Kriebel inquires as to the number of street trees that will be added.

The public portion is open.

Larry Berger, property owner, 107 S Surrey Ave, is sworn in and states his concerns as to the number of variances. He also believes that the previous approval should be null and void due to the time lapse. He also questions if these variances will affect emergency personnel's access to the surrounding area.

Paul Mclean, property owner, 106 S Victoria Ave, is sworn in and is not in favor of the application. He states his concerns. He believes this is overuse of the property. He believes the height of the building is too high, he does not agree with the setbacks. Mr. Mclean states high rises are not permitted in this area and does not believe the building fits the character of the neighborhood.

Public portion is closed.

Mr. Manos reviews the minor site plan, along with C variances for front yard setback, side yard setback, rear yard setback, lot coverage, street trees along with conditions whereas the applicant shall label the color scheme on compliance plans, will reduce lot coverage, will provide water run off, engineer's cost estimate and any other conditions set forth in Mr. McLarnon's report.

Motion to approve minor site plan and C variances 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, Commissioner Landgraf, Joe Iannuzelli, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen and Peter Tocco. Nays; None.

6. Other business

None

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

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