

Ventnor City Planning Board  
Agenda  
January 8, 2025, 6:30pm  
6201 Atlantic Ave, Ventnor City N.J 08406

1. Flag Salute
2. Roll Call
3. Annual Reorganization:
  - Board Chairman, presently Jay Cooke.
  - Board Vice Chairman, presently Roman Zabihach.
  - Board Engineer & Planner, presently Roger McLarnon.
  - Board Solicitor, presently Leo Manos Esq.
  - Board Secretary, presently Carmella Malfara.
  - By-Right Subdivision Committee, presently Peter Tocco, Tim Koob and Wendy Bartlett.
  - Swearing in of reappointed Board Members.
4. Annual Meeting Dates 2025/2026
5. Adoption of December 11, 2024, minutes.
6. Adoption of Resolutions
  - P – 1 – 2025 – Mitchell Salaman – 226 N Rosborough Ave.
  - P – 2 – 2025 – Garrett Marrazzo – 126 N Princeton Ave.
7. Applications
  - \*\* George Zahr – 13 S Weymouth Avenue, block 53, lot 10 located in the R-2 zoning district seeking C variance relief for front yard setback and possibly others to construct a front porch on a two-family dwelling already in progress. The applicant is represented by Christopher Baylinson Esq.
  
  - \*\*Ventnor Holdings, LLC – 4900 Wellington Avenue, block 303, lot2.01, located in the Design Commercial District is seeking a major site plan approval. The applicant is represented by Jason Tuvel Esq.
  
  - \*\*Paul McQuade – 5801 Ventnor Ave, block 113, lot1, located in the R-1 zoning district seeking approval for a minor subdivision along with C variance relief for lot area and lot depth. The applicant is represented by Brian Callaghan Esq.
  
  - \*\* 111 S Cambridge, LLC c/o Core Realty – 111 S Cambridge Avenue, block 20, lot 2, located in the R-1 zoning district seeking a D “USE” variance to construct a swim spa/hot tub on the mid-rise apartment building, along with C variance for principle building height. The applicant is represented by Brian Callaghan Esq.
8. Other Business

