

Ventnor City Planning Board
Minutes
January 27, 2025, 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

Jay Cooke
Joe Iannuzzelli
Peter Tocco
Tim Koob
Wendy Bartlett
Jessica Stilley

Absent

Mayor Kriebel
Commissioner Landgraf
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Greer Gaskill

Professionals

Roger McLarnon, Board Engineer & 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 “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 8, 2025, minutes was made by Peter Tocco. The motion was approved with an all in favor vote, except for Tim Koob who had to abstain.

4. Resolutions

Mr. Manos makes an announcement that there is a change to the resolution order. 4900 Wellington Ave resolution will not be adopted until the February 12, 2025, meeting.

The motion to approve the following resolutions was made by Peter Tocco. The motion was approved with an all in favor vote, except for Tim Koob who had to abstain.

P – 3 – 2025 – Board Chairman, Vice Chairman and Board Secretary.
P – 4- 2025 – Board Professionals - Engineer and Planner and Solicitor.
P – 5 – 2025 – Minor Subdivision Committee.
P – 6 – 2025 – George Zahr – 13 S Weymouth Ave.
P – 7 – 2025 – 111 S Cambridge, LLC – 111 S Cambridge Ave.

5. Swearing in of new Planning Board member

Joe Iannuzzelli is sworn in.

6. Applications

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, D “USE” variance 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.

Brian Callaghan Esq., attorney for the applicant, requests a postponement due to a lack of a quorum.

The postponement was granted.

7. Other Business – None.

There being no further business, the motion to adjourn was made by Tim Koob and seconded by Peter Tocco.

Respectfully submitted
Carmella Malfara
Planning Board Administrator

