

Ventnor City Planning Board
Minutes
February 24, 2025, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:32.

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Roman Zabihach
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Mayor Kriebel
Lorraine Sallata
Jessica Stilley

Professionals

Roger McLarnon, Board Engineer and 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

The motion to adopt February 12, 2025, minutes was made by Roman Zabihach and seconded by Joe Iannuzzelli and was unanimously approved, except for Tim Kobb, Greer Gaskill and Wendy Bartlett who had to abstain.

4. Resolutions

The motion to adopt the following Resolutions was made by Roman Zabihach and seconded by Dan Smith III and was unanimously approved, except for Tim Kobb,

Greer Gaskill, Wendy Bartlett and Commissioner Landgraf who abstained from P- 10 -2025 only.

5. Applications

**Pira Management, LLC – 6503-6513 Ventnor Avenue, block 122, lot 2.01, located in the City Commercial District seeking minor site plan approval along with C variances for lot coverage, side yard setback, parking and possibly others to construct two stores at ground level with five residential units above.

Peter Weiss, New Jersey Licensed Architect, 38 E. Oakcrest Ave, Northfield, N.J is sworn in, and his credentials are accepted.

S. Pira, property owner, 6503-6513 Ventnor Ave, is sworn in.

B. Pira, property owner, 6503-6513 Ventnor Ave, 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. Callaghan, the attorney on behalf of the applicant, gives the history of the site. He explains that this site has prior approvals from the Board. He presents the new proposal and explains the changes that were made.

Mr. Barnhart discusses the prior approvals. He details the new proposal, two retail spaces, five residential units, 10 parking spaces and one handicap for residential units only, storage for each unit, stairs, elevator and maintaining easement on the property. Mr. Barnhart also explains the variances request and state the Use variance was previously approved.

Mr. Callaghan asks Mr. Barnhart to confirm that by granting the variances requested would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also confirms the positive criteria outweigh the negative.

Commissioner Landgraf suggests making the curb cut larger.

Mr. Smith III suggests having a party wall.

Mr. McLarnon is sworn in and confirms the 0ft setback on each side.

Mr. Callaghan informs the Board he would like to amend the application to include the party wall.

Mr. Weiss discussed the decision for a modern architectural design, the layout of the proposed units, the number of bedrooms, bathrooms, square footage and the proposed decks.

Commissioner Landgraf asks for the distance from the third-floor deck to the neighboring property.

Mr. McLarnon states the commercial spaces must be flood proofed.

Mr. Wiesen inquires as to handicapped accessibility to the commercial spaces. He suggests as a condition of approval restaurants should not be permitted in the commercial space.

Mr. McLarnon questions if the utilities will be located underground. He also asks if the driveway will be at grade or flush with the sidewalk.

The public portion is open.

Jeff Korsyn, property owner, 1 N New Haven Ave, is sworn in and is in favor of the application. He also states some concerns about the lack of parking.

Paul Muskett, property owner, 6515 Ventnor Ave, is sworn in and explains that he does not want his curb cut removed. He also questions why the driveway was not shown on the plans.

The public portion is closed.

Mr. McLarnon reads his report of the application dated February 15, 2025, which is attached.

Mr. Smith III inquires as to landscaping.

Mr. Iannuzelli states that planters should not block egress on the first.

Mr. Wiesen asks when construction will begin if approved.

Mr. Manos reviews for preliminary and final site plan approval along with C variances for side yard setback, lot coverage, commercial parking spaces, landscape buffer, a waiver for street trees, with condition whereas outside approvals from the county must be obtained, applicant must maintain existing driveway curb cut, attempt a 24ft curb cut, zero ft side yard setback, restaurants not permitted, and underground utilities.

The motion to approve site plan and C variances was made by Roman Zabihach and seconded by Tim Koob. The motion was approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Joe Iannuzelli, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

Commissioner Landgraf recuses himself due to the next application being a Use variance.

**Timothy Tonczyczyn – 6 N Portland Avenue, block 121, lot 26, located in the R-7 zoning district seeking approval for a conditional use variance to construct a two-family dwelling within the R-7 single-family zone. The applicant is represented by Eric Goldstein Esq.

Bob Lolio, New Jersey Licensed Architect, 219 Bellevue Ave, Hammonton N.J, is sworn in and his credentials are accepted.

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

Eric Goldstein, attorney on behalf of the applicant, discusses the application.

Mr. Barnhart enters into the record exhibits A-1, A-2. He describes the condition of the site. He states the lot is oversized at 7,500 square feet and explains the planning perspective regarding the intension to construct a two-unit building. He states all bulk requirements are being met and the positive criteria outweigh the negative.

Mr. Lolio discussed the decision for a modern architectural design, noting compliance with all other zoning and flood elevation requirements. He described the layout of the proposed home and the plan for parking underneath.

Mr. Smith III inquired as to the zoning district.

Mr. Tocco inquired as to the number of new homes constructed on Portland Ave.

Mr. Zabihach states his concerns with density in the area.

Mr. McLarnon reads his review dated February 8, 2025, which is attached.

The public portion is open.

Mona Bregatta, property owner, 6408 Winchester Avenue, is sworn in and states her concerns as to the lack of parking.

Tim Tonczyczyn, property owner 6 N Portland Avenue, is sworn in and gives testimony as to the previous properties he has built and or rehabbed and the reason he would like to construct a two-family dwelling.

Regina Donoto, property owner, 6 N Portland Avenue, is sworn in and gives a brief history of the property and the reason for selling.

The public portion is closed.

Mr. Manos reviews the application for a conditional use variance along with any standard conditions set forth in Mr. McLarnon's report.

The motion to approve the conditional use variance was made by Roman Zabihach and seconded by Peter Tocco and was approved five in the affirmative and two in the negative. Ayes; Joe Iannuzelli, Jay Cooke, Dan Smith III, Mike Wiesen and Peter Tocco. Nays; Roman Zabihach and Tim Koob.

6. Other Business

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

Audio of this meeting can be found on the Ventnor City website.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

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