

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

Vice Chairman Zabihach called the meeting to order at 6:35.

1. Flag Salute
2. Roll Call

Present

Mayor Kriebel
Joe Iannuzzelli
Jay Cooke
Roman Zabihach
Lorraine Sallata
Dan Smith III
Mike Wiesen
Tim Koob
Wendy Bartlett

Absent

Commissioner Landgraf
Peter Tocco
Greer Gaskill
Jessica Stilley

Professionals

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

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

An all in favor vote was taken to approve February 24, 2025, minutes. The minutes were approved, except for Lorraine Sallata who had to abstain.

4. Resolutions

The motion to adopt the following resolutions was made by Dan Smith III and seconded by Tim koob and was unanimously approved, except for Lorraine Sallata who abstained from P – 11 – 2025 and P – 12 – 2025. Roman Zabihach, and Tim Koob abstained from P – 12 – 2025.

P – 11 – 2025 – Pira Management, LLC – 6503-6513 Ventnor Avenue.

P – 12 – 2025 – Timothy Tonczyczyn, LLC – 6 N Portland Avenue.

5. Applications

None.

6. New Business

Mayor Kriebel gives a power point presentation regarding blade signs and façades on local businesses. Mayor Kriebel discusses different ideas a business owner can do to update the façade and make their store front more appealing to shoppers. He discusses the idea of blade signs being introduced into the city's signage ordinances.

The public portion is open.

Rory Schafer, treasurer of the Ventnor Business Association, gives a brief history of the VBA. Mrs. Schafer shares ideas regarding improvements that can be made to store fronts in the city. She also discusses reasons some store fronts have certain signs, awnings and facades.

Brian Giery, property owner 609A N Victoria Avenue, states his concerns as to the new traffic pattern at the Ventnor Plaza. He states traffic signs blew down during a storm and have not been replaced. He would like to see additional traffic signs be placed at the site.

The public portion is closed.

The Board discusses ordinance changes in the R-7 zoning district regarding conditional uses of duplexes and two-family dwellings. The Board also discusses extending variance expiration from six months to two years.

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary