

Ventnor City Planning Board
Minutes
April 9, 2025, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:31pm.

1. Flag Salute
2. Roll Call

Present

Absent

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

3. Minutes

The motion to adopt March 12, 2025, minutes was made by Peter Tocco and seconded by Roman Zabihach and unanimously approved, except for Greer Gaskill and Jessica Stilley who had to abstain.

4. Resolutions

Ventnor Professional Campus Redevelopment Plan – 13-2025

5. Applications

None.

6. New Business

Consistency with Master Plan determination and recommendations pursuant to N.J.S.A 40A:12A-7e of the local Redevelopment and Housing Law pertaining to the Ventnor Professional Campus Redevelopment Plan for property Designated as Block 123, Lot 1 and having the street address of 6601 Ventnor Avenue.

Jack Plackter, attorney on behalf of the applicant, presents the application. Mr. Plackter discusses the area in need of redevelopment and what is being proposed.

Jon Barnhart, New Jersey Licensed Engineer and Planner, 400 N Dover Avenue, Atlantic City N.J, is sworn in and discusses the layout of the property. He discusses the front building, which is designated for office space and restaurants/café's, and explains that the back building will be demolished and replaced with new flood compliant townhomes. Mr. Barnhart states there are five proposed buildings containing seven to eight units in each building. Each unit will have two designated parking spaces. He also believes that density complies with the neighborhood.

Jim Rutala, Economic Developer and Consultant, Rutala Consultants, Linwood N.J, is sworn in and provides an outline for the planning, development and rehabilitation of the designated area.

Mr. Zabihach speaks in favor of redevelopment; however, he is not in favor of the number residential townhomes proposed. He would like to see something more innovative.

Mrs. Sallata shares her concerns about the number of units and the density of the neighborhood. She would like to see the number of units decrease. Mrs. Sallata inquires as to the square footage of the front building.

David Waxman, 12 S Cambridge Avenue, property owner of 6601 Ventnor Avenue, is sworn in and gives a brief history of the renovations that have been made to the front building and the landscape.

Mrs. Sallata suggests fewer units and would like to see a park and more greenery.

Mr. Wiesen would like to add additional green space to the property.

Mayor Kriebel suggested eliminating one unit per building. He believes the proposed design may be too modern for this site and should relate to the city's fire house which is located next to the site.

Commissioner Landgraf introduces Michael Floyd Esq., the attorney who will be representing the city for this project.

The public portion is open.

Susan Chort, property owner, 19 N New Haven Avenue, is sworn in and states her concerns regarding the density in the neighborhood, removing parking on Winchester Avenue and the number of units. She would not recommend exiting on New Haven Avenue due to the heavy flow of traffic.

Tim Kreisler, property owner, 117 N Somerset Avenue, is sworn in and thanks the board members for all their thoughtful questions and suggestions.

Rory Schafer, 410 N Dorset Avenue, is sworn in and shares concerns regarding the units being rented as Airbnb. She hopes that units will be occupied by year-round residents. She is also in favor of supporting local businesses.

Mr. Plackter assures us that the proposed units will not be used as Airbnb.

Mr. Cooke questions if the units will be condominiums.

Mr. Plackter explains the units will be fee simple.

Ben Tuohy, Atlantic City, N.J, is sworn in and speaks in favor of the application and discusses density in the neighborhood.

The public portion is closed.

Mr. Manos summarized the steps of determination and recommendation to the governing body. He explains what will be voted on at this meeting.

Roman Zabihach make a motion which is seconded by Tim Koob so that the Planning Board recommends to the Commissioners that, despite its consistency with the City's Master Plan determination, the Redevelopment Plan attached hereto as Exhibit A be amended to address those recommendations for the Redevelopment Plan set forth on the record before the Planning Board on April 9, 2025, including without limitation, reduced density, façade and building materials, preservation of parking along all frontages, lot and building coverages and landscaping. The Planning Board further determines that, with the incorporation into the Redevelopment Plan of any or all of the recommendations made on the record before the Planning Board on April 9, 2025, the Redevelopment Plan will remain consistent with the City's master Plan.

The motion was approved, nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen and Peter Tocco. Nays; None.

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

The audio of this meeting is located on the Ventnor City website.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

