

Ventnor City Planning Board
Minutes
April 28, 2025, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

Present

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

Absent

Mayor Kriebel
Lorraine Sallata
Tim Koob

Professionals

Roger McLarnon, Board Engineer & 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 April 9, 2025, minutes was made by Roman Zabihach and seconded by Peter Tocco and was unanimously approved.

4. Resolutions

The motion to adopt the following resolution was made by Roman Zabihach and seconded by Dan Smith III and was unanimously approved.

13 – 2025 – CONSISTENCY REPORT 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 THE PROPERTY DESIGNATED AS BLOCK 123, LOT 1 AND HAVING A STREET ADDRESS OF 6601 VENTNOR AVENUE.

5. Applications

** Robert Cusumano & Julie Marzano – 30 N Portland Avenue, block 121, lot 23, located in the R-7 zoning district seeking C variance relief for front yard setback (Winchester Ave), front yard setback (third floor) and number of stories to demolish an existing duplex and construct a new flood compliant two-family dwelling.

Jessica Stilley and Joe Iannuzelli recuse themselves from this application as they are within 200 feet of the property.

Michael Lario Jr Esq., attorney for the applicant, presents the application. He confirms that the property has a Certificate of Non-Conformity. He explains the dwelling is a corner lot on Portland and Winchester Avenues and the variance changes made from the previous application.

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

Roger McLarnon, Board Engineer and Planner is sworn in.

Commissioner Landgraf questions if this application needs a conditional use variance.

Mr. Barnhart describes the condition of the site. He details the new proposal. He explains the variances have been reduced from twelve to two and describes what is requested. He states the proposed dwelling will now have five off street parking spaces and will be flood compliant. He believes that there is no negative impact on the neighborhood or Ventnor's zoning ordinance.

Mr. Zabihach suggests adding additional windows on the Winchester Avenue side of the building, which would be more aesthetically pleasing.

Mr. McLarnon agrees additional windows should be added.

Mr. Lario, on behalf of the applicant, agrees.

Mr. Cooke inquires as to the distance from the garage door to the property line.

Mr. McLarnon as a condition of approval, would like the applicant to submit a plan for the ground floor.

The public portion is open.

The public portion is closed.

Mr. Manos reviews the C variances for front yard setback-building (Winchester Ave), number of stories along with conditions whereas a ground floor plan shall be submitted along with any other conditions set forth in Mr. McLarnon's report.

The motion was approved eight in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Perter Tocco, Greer Gaskill and Wendy Bartlett. Nays; None.

Jessica Stilley and Joe Iannuzzelli returned to participate.

**Dorothy Ponzio – 808 N Harvard Ave, block 317, lot 15.01, located in the R-2 zoning district seeking C variance for front yard setback (building), side yard setback (building), side yard setback (deck), rear yard setback (2nd floor), rear yard deck height (2nd floor), building coverage, lot coverage and possibly others to expand the rear second-floor deck over the existing first-floor and to add a 6 foot x 20.05 foot garage addition to the left of the property.

Brian Callaghan Esq., attorney for applicant, presents the application.

Mr. McLarnon, Board Engineer & Planner, reads his review dated April 27, 2025, which is attached.

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

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

Mr. Barnhart describes the conditions of the site and explains the variances requested for the 2nd floor deck to match the 1st floor deck and the one-story garage.

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

Mr. Tocco would like to see the front, side, and rear elevations.

The public portion is open.

The public portion is closed.

Mr. McLarnon informs the applicant that if approved a non-conversion agreement is required for the garage.

Mr. Manos reviews the C variances for front yard setback (building), side yard setback (building), side yard setback (deck), rear yard setback (2nd floor), rear yard deck height (2nd floor), building coverage, lot coverage along with conditions whereas a non-conversion agreement must be submitted and any other conditions set forth in Mr. McLarnon's report.

The motion to approve C variances was made by Peter Tocco and seconded by Dan Smith III. 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, Greer Gaskill and Wendy Bartlett. Nays; None.

6. Other Business

None

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

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/ Secretary

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