

Ventnor City Planning Board
Minutes
June 11, 2025, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

Vice Chairman Zabihach called the meeting to order.

1. Flag Salute
2. Roll Call

Present

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

Absent

Mayor Kriebel
Jay Cooke
Jessica Stilley

Professionals

Roger McLarnon, Board Engineer and Professional Planner
Leo Manos Esq., Board Solicitor
Carmella Malfara, Board Administrator

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

Motion to adopt April 28, 2025, minutes was made by Commissioner Landgraf and seconded by Peter Tocco and was unanimously approved, except for Tim Koob who had to abstain.

4. Resolutions

Motion to adopt the following resolutions was made by Dan Smith III and seconded by Peter Tocco and was unanimously approved, except for Lorraine Sallata and Tim Koob who had to abstain.

P – 14 – 2025 – Robert Cusumano and Julie Marzano – 30 N Portland Ave.
P – 15 – 2025 – Dorothy Ponzio – 808 n Harvard Ave.

5. Applications

Christopher Facenda, acting Board Solicitor, informs the Board that the application for 5107 Winchester Ave is postponed until July 9, 2025, Planning Board meeting. The applicant will renote and advertise.

**Nancy Acerbo – 516 N Somerset Ave, block 284, lot9, located in the R-5 zoning district, seeking C variance relief for front yard setback to porch, rear yard setback to landing and possibly others to enlarge an existing front covered porch and construct a 260 sq foot four season room. The applicant is represented by Emanuel Sanfilippo Esq.

Keith Peacock, New Jersey Licensed Architect, 10 Heather Lane, Hainsport, N.J, is sworn in and his credentials are accepted.

Mr. McLarnon, Board Engineer and Planner, is sworn in.

Mr. Sanfilippo, attorney on behalf of the applicant, explains the application and the variances requested. He discusses the need for the expanded living space as well as the four-season room.

Mr. Peacock describes the proposed changes to the existing front porch, design details and the layout of the property.

Mr. Facenda enters on record exhibit A-1 design renderings.

Mr. McLarnon reads his review dated June 8, 2025. Mr. McLarnon questions using the proposed four-season room year-round. He also suggests the applicant ask for a waiver for landscape as well as adding additional trees.

Mr. Peacock informs the Board that the proposed room will have smart vents installed.

Mr. Tocco asks if Board approval is granted but the flood plain manager denies the permit application, does the approval remain valid.

Mr. Sanfilippo states that a private appraisal has been done and the applicant will meet FEMA regulations.

Mr. McLarnon states that if the dwelling must be raised the approval carries.

The public portion is open.
The public portion is closed.

Mr. Facenda reviews C variances for front yard setback (porch), rear yard setback (building) along with conditions whereas a waiver for landscape shall be requested, approval from the city's Flood Plain Manager must be obtained 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 Tim Koob. The motion was approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Joe Iannuzzelli, Roman Zabihach, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

6. Other Business

Commissioner Landgraf has a brief discussion with the Board regarding the revaluation of Ventnor's Master Plan which will be held on August 13, 2025.

Mr. Zabihach would like to discuss landscape and trees at the August 13, 2025, meeting.

Mr. Wiesen agrees and would prefer to see more trees on beach blocks.

Richard Gober, property owner, 26 N Hillside Ave, shares with the Board his love for older homes. He also states he would like single family dwellings remain in the city and he speaks in favor of a new Master Plan for the City.

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

Audio of this meeting is available on the Ventnor City website.

Respectfully submitted,
Carmella Malfara
Ventnor City Planning Board Administrator/Secretary.

