

Ventnor City Planning Board  
Minutes  
June 30, 2025, 1:00pm

The meeting was held by remote access only, by video and audio means.

Chairman Cooke called the meeting to order at 1:00pm.

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel  
Commissioner Landgraf  
Joe Iannuzzelli  
Jay Cooke  
Lorraine Sallata  
Dan Smith III  
Tim Koob  
Greer Gaskill  
Wendy Bartlett  
Jessica Stilley

Absent

Roman Zabihach  
Mike Wiesen  
Peter Tocco

Staff Present

Leo Manos, Board Solicitor  
Carmella Malfara, Board Secretary

3. Open Public Meeting Announcement

4. New Business

Presentation on the City of Ventnor's Fourth Round Housing Element and Fair Share Plan. This presentation was conducted by Tiffany A. Morrissey, AICP. Ms. Morrissey was sworn in, and her credentials were accepted.

5. Public Comment

Nanatte Galloway, Reporter for the Down Beach Buzz, asks if all units need to be deed restricted.

Jolea Russotto, inquires as to the proposed townhouses at 6601 Ventnor Avenue need to be low-income housing.

Tony Morgano, would like clarification on the over lay area.

Public Comment is closed.

Mr. Manos reads Resolution NO. 17-2025 into the record.

A motion to adopt Resolution No.17-2025 was made by Lorraine Sallata and seconded by Greer Gaskill and was unanimously approved, nine in the affirmative and zero in the negative. Ayes: Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays: None.

## 6. Adjournment

Audio of this meeting can be found on the Ventnor City website, along with the Housing of the Master Plan Fair Share Plan.

Respectfully submitted,  
Carmella Malfara  
Planning Board Administrator/Secretary