

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

Chairman Cooke called the meeting to order at 6:35pm.

1. Flag Salute
2. Roll Call

Present

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

Absent

Mayor Kriebel
Lorraine Sallata
Jessica Stilley

Professionals

Roger McLarnon, Board Engineer and Professional 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. He also informed the Board on the intent of the meeting and the procedures which to follow.

3. Minutes

The motion to approve June 23, 2025, minutes was made by Peter Tocco and seconded by Joe Iannuzzelli and was unanimously approved, except for Commissioner Landgraf who had to abstain.

4. Resolutions

The motion to adopt the following resolutions was made by Tim Koob and seconded by Roman Zabihach and were unanimously approved, except for Commissioner Landgraf who had to abstain.

P – 18 – 2025 – 18 North Troy LLC – 18 N Troy Avenue.

P – 19 – 2025 – SJ Hauck Properties, LLC – 501 N Dorset Avenue.

5. Applications

**Maria Muzio, Trustee of Gaetano J. Muzio Family Trust – 115 S Troy Ave, block 30, lot 2, located in the R-3 zoning district seeking C variance relief for front yard setback – deck encroachment (2nd fl), side yard deck setback (2nd fl deck), lot coverage and landscape coverage to extend an existing non-conforming front yard deck.

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

John Muzio, property owner, is sworn in.

Roger McLarnon, Board Engineer and Planner, is sworn in and reads his review dated July 7, 2025.

Scott Abbott, the attorney on behalf of the applicant, discusses the application. Mr. Abbott informs the Board that the applicant has talked to several neighbor's and has their full support of the application.

Mr. Barnhart describes the condition of the site. He details the proposed deck and explains the variances requested. Mr. Barnhart informs the Board that the applicant will maintain the front planter, however, wishes to move it forward. He also confirms the proposed deck will not impair the neighbor's view and will provide light, air and open space. He also confirms the positive criteria outweigh any negative.

Mr. Cooke asks if any additional concrete can be removed as well as the location of the fire zone.

Mr. Muzio gives a brief history of the property and the need for the larger deck. He also explains the fire zone starts at the end of his driveway.

Commissioner Landgraf asks if the proposed deck will be covered.

The public portion is open.

The Public portion is closed.

Mr. Manos reviews C variances for front yard setback – deck encroachment (2nd fl), side yard deck setback (2nd fl deck), lot coverage and landscape coverage along with a waiver for a survey older than two years, landscaping plan and any other conditions set forth in Mr. McLarnon's report.

The motion to approve C variances was made by Roman Zabihach and seconded by Peter Tocco and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim koob and Greer Gaskill. Nays; None.

**Frank and Leslie Mazzo – 12 S Washington Avenue, block 85, lot 20, located in the R-4 zoning district seeking C variance relief for front yard setback-building, front yard setback-3rd fl porch/deck, side yard setback-building right, rear yard setback-building, building height, roof pitch minimum, dormers-area, dormers-length, third floor deck to renovate and add a third floor (half story)to an existing single-family dwelling.

Eric Goldstein Esq, attorney on behalf of the applicant, discusses the application.

William McLees, New Jersey Licensed Architect, 5 MacArthur Blvd, Somers Point N.J, is sworn in and his credentials are accepted. Mr. McLees describes the conditions of the site as well as the proposed renovation. He discusses the proposed layout, design and landscaping. Mr. McLees explains the variances being requested.

Mr. Cooke would like to know the dimensions of the deck.

Mr. McLarnon inquires as to the third-floor deck being in line with the others.

Commissioner Landgraf would like clarification of the lot coverage and recommends adding something for drainage.

Mr. Zabihach asks if a governor's strip will be added.

Mr. McLarnon suggests adding stones in the driveway for recharge purposes.

Mr. Goldstein asks Mr. McLees to confirm that granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor City zoning code and that the positive criteria outweigh the negative.

The public portion is open.

Jackie Greenberg, property owner 10 S Washington Ave, is sworn in and states her concerns regarding the deck addition impacting her home and view.

The public portion is closed.

Mr. Manos reviews C variances for front yard setback-building, front yard setback-3rd fl porch/deck, side yard setback-building right, rear yard setback-building, building height, roof pitch minimum, dormers-area, dormers-length, third floor deck with conditions whereas a governors strip shall be added, stones in the driveway for water runoff any other conditions set forth in Mr. McLarnon's report.

The motion to approve C variances with conditions was made by Joe Iannuzzelli and seconded by Peter Tocco and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

Commissioner Landgraf recuses himself from the next two applications.

**Jay and Marcia Golde – 10 S Harvard Avenue, block 67, lot 12, located in the R-3 zoning district seeking C variances for front yard deck encroachment-second floor, side yard setback-principal building, rear yard setback -principal building, rear yard setback-deck, rear yard setback-deck height, building coverage and possibly others to construct an addition on the second floor at the rear of the building and replace a roof top deck above the garage.

Eric Goldstein, attorney on behalf of the applicant, presents the application.

William McLees, New Jersey Licensed Architect, 5 MacArthur Blvd, Somers Point, N.J, is sworn in and his credentials are accepted. Mr. McLees describes the conditions of the site, and the exterior renovation. He also explains the variances requested. He discusses the proposed layout and the seconded floor deck.

Mr. McLarnon questions if the proposed addition will connect with the existing garage.

Mr. McLees states that the addition will not connect to the garage and building coverage will not increase.

Mr. McLarnon informs the Board that the variances for rear yard setback- deck and rear yard setback-deck height are being removed. He also states permits are subject to substantial improvement.

Mr. Smith III inquires as to the basement being living space.

The public portion is open.

Marcia Golde, property owner, 10 S Oakland Ave, sworn in and gives a brief history of the property and reasons why for the necessary improvements.

The public portion is closed.

Mr. Zabihach asks if a governor's strip will be added.

Mrs. Golde states that landscape will be added.

Mr. Manos reviews C variances for front yard deck encroachment-second floor, rear yard setback-building, and building coverage, along with conditions whereas two street trees and a governor's strip will be added and a waiver for a survey less than two years old.

The motion to approve C variances with conditions was made by Roman Zabihach and seconded by Dan Smith III and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Joe Iannuzzelli, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

** Steve and Lisa Landau – 5107 Winchester Ave, block 100, lot 13, located in the R-1 zoning district seeking C variance relief for building coverage, lot coverage, front yard setback (build), front yard (1st & 3rd fl porch), side yard setback to building (left & right) rear yard setback to build, roof eave projection, hvac (front yard), rear yard (1st, 2nd, 3rd fl deck), rear yard deck height along with D "USE" variance for building height to construct a new elevated flood-compliant single-family dwelling with new bulk head.

Eric Goldstein, attorney on behalf of the applicant, described the project for new construction on the bayfront requesting certain variances due to the lot size and half the dwelling being overwater. Mr. Goldstein noted NJDEP permits will be filed.

Steve Landau, property owner, 5107 Winchester is sworn in.

Robert Lolio, New Jersey Licensed Architect, 219 Bellevue Avenue, Hammonton N.J, is sworn in and his credentials are accepted. Mr. Lolio describes the conditions of the site. He states the property consists of a two-family dwelling that will be demolished and replaced with a new single-family dwelling. Mr. Lolio explains the variances requested and the amended application which six variances are removed. The applicant agreed to change the side yard setbacks to comply.

Mr. Tocco inquires as to the building height.

Mr. Cooke suggests changing the roof height.

Mr. Koob inquires as to the interior ceiling heights.

Mr. Goldstien has concerns with lowering the roof, however, if need be, the roof can be lowered 2ft.

Mr. McLarnon asks what the BFE+4 is to the highest point of the roof.

Mr. Goldstein explains the reasons for the roof height. Mr. Goldstein asks Mr. Lolio to confirm that granting the variances requested would not cause any detriment to the Municipal Land Use Law or Ventnor's zoning ordinance and that the positives outweigh the negatives.

The public portion is open.

The public portion is closed.

Mr. Iannuzzelli recommends installing a fire suppression system.

The applicant agrees.

Mr. Manos reviews the D Use variance and C variances for front yard setback-building, front yard setback-deck, front yard setback-3rd fl deck, rear yard setback-building, rear yard setback-deck 1st, rear yard setback deck height-2nd & 3rd fl, building coverage, lot coverage, building height, landscape coverage-total, landscape coverage-front and third floor deck along with conditions whereas a fire suppression system will be added CAFRA approvals are needed and calculations are needed on the compliance plans.

The motion to approve the D Use variance and C variances with conditions was made by Roman Zabihach and seconded by Peter Tocco and were unanimously approved, seven in the affirmative and zero in the negative. Ayes; Joe Iannuzzelli, Jay Cooke, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco and Tim Koob. Nays; None.

6. Other Business – None

There being no further business, the motion adjourn was made by Roman Zabihach and seconded by Greer Gaskill and were unanimously approved.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

