

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

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

1. Flag Salute
2. Roll Call

Present

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

Absent

Mayor Kriebel
Commissioner Landgraf
Jay Cooke
Lorraine Sallata
Jessica Stilley

Professionals

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

3. Procedure

Vice Chairman Zabihach announced that the meeting was being held in accordance with due public notice thereof and pursuant to the New Jersey “Sunshine Law”, which governs all public meetings.

4. Minutes

The motion to adopt July 9, 2025, minutes was made by Tim Koob and seconded by Peter Tocco and was unanimously approved.

5. Resolutions

The motion to approve the following resolutions was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved.

P – 20 – 2025 – Maria Muzio, Trustee of Gaetano J. Muzio Family Trust – 115 S Troy Avenue.

P – 21 – 2025 – Frank & Leslie Mazzo – 12 S Washington Avenue.

P – 22 – 2025 – Jay & Marcia Golde – 10 S Harvard Avenue.

P – 23 – 2025 – Steve & Lisa Landau – 5107 Winchester Avenue.

6. Applications

** Todd and Jennier - 107 S Avolyn Ave, block 29, lot 5, located in the R-3 zoning district seeking C variance relief for front yard setback - structure, front yard deck encroachment – 1st, 2nd, 3rd floors, dormer length -left side, dormer length – right side, dormer width max – left side, dormer length – right side, dormer off set from roof edge – left rear, third floor deck and possibly others to renovate an add a half story addition and a large third floor deck over the proposed expanded 2nd floor deck and revised first floor porch and sunroom to an existing single-family dwelling. The applicant is represented by James Swift Esq.

Mr. Swift, attorney on behalf of the applicant, describes the proposed project and the variances requested.

Chris Halliday, New Jersey Licensed Architect, is sworn in and his credentials are accepted.

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

Mr. Halliday discusses the decision for a modern architectural design, the decision to relocate the entrance, the materials being used as well as the reason for moving the porch slightly back.

Mr. Zabihach would like clarification of the variances.

Mr. Halliday explains the variances requested.

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

Mr. McLarnon reads his report dated July 25, 2025, which is attached. Mr. McLarnon recommends adding a grass governor's strip.

Mr. Zabihach suggests removing concrete from the rear of the property.

Mr. McLarnon recommends filling in the basement.

The public portion is open.

Dr. Robert & Carol Summers, property owners, 108 S Avolyn Avenue, are sworn in and speak in favor of the application.

The public portion is closed.

Mr. Manos reviews the C variance application for front yard setback - structure, front yard deck encroachment – 1st, 2nd, 3rd floors, dormer length -left side, dormer length – right side, dormer width max – left side, dormer length – right side, dormer off set from roof edge – left rear, third floor deck along with conditions whereas a grass governor’s strip shall be added, street trees are not required and any other conditions set forth in Mr. McLarnon’s report.

The motion to approve C variances with conditions was made by Tim Koob and seconded by Joe Iannuzzelli. The motion was approved eight in the affirmative and zero in the negative. Ayes; Joe Iannuzzelli, Roman Zabihach, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill, and Wendy Bartlett.

Mike Wiesen recuses himself from this application.

**Matthew Lacovara and Danielle Malamut – 601 N Cambridge Ave, block 315, lot 1, located in the R-2 zoning district seeking C variance relief for rear yard setback – building, rear yard setback – deck/porch and possibly other to construct an addition, new deck and front porch. The applicant is represented by Christopher Baylinson Esq.

Matthew Lacovara and Danielle Malamut, property owners, 601 N Cambridge Avenue, are sworn in.

Mr. Baylinson, on behalf of the applicant, presents the application. He describes the condition of the site; he notes the home is on a corner lot and has been raised by the previous owner. He discusses the proposed addition and the modern architectural design he also explains the variances requested.

Mr. Lacovara gives a brief history of the property and the need for the proposed addition.

Mr. Tocco inquires as to the addition being flood compliant.

Mr. Koob inquires about the number of bedrooms existing.

Mr. McLarnon reads his report dated July 25, 2025, which is attached; noting that four street trees are required due to the fact it is a corner lot.

The applicant agrees to add street trees, however the applicant requests adding one tree on each side.

The public portion is open.

The public portion is closed.

Mr. Manos reviews the C variance application for rear yard setback-building, and rear yard setback-deck/porch along with conditions whereas the applicant shall provide two street trees and 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. The motion was approved seven in the affirmative and zero in the negative. Ayes; Joe Iannuzzelli, Roman Zabihach, Dan Smith III, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/ Secretary

[Z:\ENGINEERS REPORT 2025\072525 rdm ventnor planning board engineering report 107 South Avolyn Avenue.pdf](#)

[Z:\ENGINEERS REPORT 2025\072525 rdm ventnor planning board engineering report 601 North Cambridge Avenue Lacovera.pdf](#)

