

Ventnor City Planning Board  
Minutes  
August 13, 2025, 6:30pm  
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:30pm.

1. Flag Salute
2. Roll Call

**Present**

Mayor Kriebel  
Commissioner Landgraf  
Joe Iannuzzelli  
Jay Cooke  
Roman Zabihach  
Lorraine Sallata  
Dan Smith III  
Mike Wiesen  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Wendy Bartlett  
Jessica Stilley

**Absent**

Wendy Bartlett  
Jessica Stilley

**Professionals**

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

3. Statement of Compliance

Chairman Cooke announced that the meeting was held in accordance with due public notice thereof and pursuant to the New Jersey "Sunshine notice", which governs all public meetings.

4. Minutes

The motion to adopt July 28, 2025, minutes was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved, except for Mayor Kriebel, Commissioner Landgraf, Jay Cooke and Lorraine Sallata who had to abstain.

## 5. Resolutions

The motion to approve the following resolutions was made by Roman Zabihach and seconded by Greer Gaskill and were unanimously approved except for Mayor Kriebel, Commissioner Landgraf, Jay Cooke and Lorraine Sallata who had to abstain.

P – 24 – 2025 – Todd & Jennifer Goodbinder – 107 S Avolyn Avenue.

P – 25 – 2025 – Matthew Lacovara & Danielle Malamut – 601 N Cambridge Avenue.

## 6. Applications

Lorraine Sallata and Mike Wiesen recuse themselves from the application of 13 S Weymouth Avenue.

\*\*Christopher Baylinson, attorney on behalf of George Zahr, 13 S Weymouth Avenue, block 53, lot 10, located in the R-2 zoning district is requesting a two-year extension of the approval for C variances on January 8, 2025, memorialized by Resolution P-06-2025 on January 27, 2025.

The motion to approve the two-year extension was made by Commissioner Landgraf and seconded by Roman Zabihach and was unanimously approved.

Lorraine Sallata and Michael Wiesen return as sitting members of the Planning Board.

\*\*Thomas Peterson – 320 N Harvard Ave, block 221, lot 5.01. located in the R-2 zoning district seeking C variance relief for front yard setback-building, front yard setback-decks, rear yard deck setback, rear yard deck height-2<sup>nd</sup> floor, and lot coverage to construct a new three-story single-family dwelling that requires CAFRA approval.

Jack Smith, New Jersey Licensed Architect, 1344 Chews Landing Rd, Laurel Springs N.J, is sworn in and his credentials are accepted.

Tom Peterson, Property owner 320 N Harvard Ave, is sworn in.

Roger McLarnon, Board Engineer and Planner is sworn in.

Eric Goldstein, attorney for the application, discusses the application. Mr. Goldstein states the vacant lot is part of a previous subdivision which Mr. Peterson intends to build on.

Mr. Smith Describes the condition of the site. He discusses the modern architectural design as well as the proposed floor plan, number of bedrooms, the two-car garage, location of the elevator and the pool.

Mr. Cooke inquires as to the size of the lot to the bulkhead. Mr. Smith states it is 80 feet.

Mr. Goldstein explains the variances requested. He asks Mr. Smith to confirm that by granting the variances requested would not cause any detriment to the neighbor's or Ventnor's zoning ordinance and that the positive criteria outweigh any negative.

Mr. Cooke questions if the proposed home will align with the home next door. This proposed home looks to be a foot or more forward.

Mr. McLarnon informs the Board that this property is in a Coastal A zone, which is pushing the house forward and the home must be built to those guidelines.

Mr. Smith discusses the size proposed porch.

The Board suggests reducing the size of the porch by two feet.

Mr. McLarnon suggests keeping the porch the way it is designed and moving the house back two feet.

Mr. Goldstein after a brief discussion with the Board, agrees to move the house back one foot.

Mr. Iannuzzelli recommends adding a fire suppression system.

Mr. Peterson states the fire suppression system is costly and would prefer not to add it.

Commissioner Landgraf questions if a fire line and 2<sup>nd</sup> connection are needed to add the sprinkler system. Commissioner Landgraf will recommend to the Board of Commission to waive the fee for the 2<sup>nd</sup> connection.

Mr. Peterson agrees to add the sprinkler system.

The public portion is open.

The public portion is closed.

Mr. McLarnon reads his review dated August 8, 2025, which is attached. He states the top of curb is very low. He suggests raising the height of the home 2 ½ feet. This will allow the city to raise the elevation of the street in the future if need be.

Mr. Goldstein, on behalf of the applicant, agrees to raise the height of the home.

Mr. Manos reviews the C variances for front yard setback-building, front yard setback-decks, rear yard deck setback, rear yard deck height-2<sup>nd</sup> floor, and lot coverage along with conditions whereas the applicant will raise the height of the home 2 ½ feet, move the house back 1 foot, down spouts will drain to the bulkhead, a waiver for street trees and governor's strip should be requested and the Board of Commissioner's will waive the fee for the 2<sup>nd</sup> fire line connection for sprinkler system and any other conditions in Mr. McLarnon's report.

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

Joe Iannuzzelli recuses himself from the meeting.

## 7. Other Business

Jim Rutala, Professional Consultant, Rutala Associates, LLC, provided a power point presentation of Ventnor City's Master Plan Reexamination dated 2016, which will require updates. Mr. Rutala explains that the State of New Jersey requires all municipalities to reexamine their Master Plan every ten years. He also explains the order in which this will take place.

Public participation:

Sally Mahon, 30 N Weymouth Ave, discusses issues regarding short-term rental.

Alan Kreisher, 32 A N Weymouth Ave, talks about density and congestion in the city.

Richard Gober, 26 N Hillside Ave, gives a brief history of the North Beach area and the positive changes to the area. He discusses parking in the area and would like North Beach to remain a single-family zoning district.

Maddie Cordner, 26 N Austin Ave, is not in favor of short tern rental.

Dawn Sena, 5603 Atlantic Ave, President of Ventnor Fountain Friends speaks of the beautification of the city and would like to see positive changes to Dorset Ave.

Mrs. Colman, 5207 Winchester Ave, discusses the flooding in the area, lack of parking.

Public participation is closed.

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

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

Respectfully submitted,  
Carmella Malfara  
Planning Board Administrator/Secretary

