

Ventnor City Planning Board
Minutes
September 10, 2025, 6:30pm

Chairman Cooke called the meeting to order at 6:37pm.

1. Flag Salute
2. Roll Call

Present

Mayor Kriebel
Joe Iannuzzelli
Jay Cooke
Roman Zabihach
Dan Smith III
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Commissioner Landgraf
Lorraine Sallata
Mike Wiesen
Peter Tocco
Jessica Stilley

Professionals

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

3. Statement of Compliance

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 meeting. He also advised the Board on the intent of the meeting and the procedures which to follow.

4. Minutes

The motion to adopt August 13, 2025, minutes was made by Roman Zabihach and seconded by Joe Iannuzzelli, and was unanimously approved, except for Mayor Kriebel and Wendy Bartlett who had to abstain.

5. Resolutions

The motion to adopt the following resolutions was made by Joe Iannuzzelli and seconded by Roman Zabihach and was unanimously approved, except for Mayor Kriebel and Wendy Bartlett who had to abstain.

P-24 – 2025 – Revised – Todd & Jennifer Goodbinder – 107 S Avolyn Ave.

P – 25 – 2025 – George Zahr – 13 S Weymouth Ave.

P – 27 – Thomas Peterson – 320 N Harvard Ave.

6. Applications – None

7. New Business

Mayor Kriebel leads a discussion regarding the existing Property Maintenance Ordinance and possible changes to our downtown and commercial corridors. Mayor Kriebel believes we should enhance portions of our ordinance to reflect best practices that support businesses, attract patrons and maintain a consistent appearance throughout our commercial districts. Some topics included were, store front transparency, vacancy standards, outdoor dining, sign requirements, façade maintenance, awnings, lighting provisions and street scape.

Audio of this meeting can be found on the Ventnor City website.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary