

Ventnor City Planning Board
Minutes
September 22, 2025, 6:30pm
6201 Atlantic Ave, Ventnor City N.J 08406

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

1. Flag Salute

2. Roll Call

Present

Absent

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

Professionals

Roger McLaron, 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 "State Sunshine Law", which governs all public meetings.

4. Minutes

The motion to adopt September 10, 2025, minutes was made by Roman Zabihach and seconded by Joe Iannuzzelli and was unanimously approved.

5. Resolutions

None

6. Applications

** Construct Up – 22 N Martindale Ave, block136, lot10, located in the R-4 Single Family Residential zoning district seeking C variances for front yard setback-building, front yard setback- 3rd floor porch/deck, side yard setback-building left, building height, dormers-area, dormers-length, third floor area, off street parking and landscape plan to construct a third floor addition to an existing non-flood compliant dwelling.

Mr. Manos has informed the Board, the homeowner at 103 N Martindale Ave, sent an email objecting to the requested variances. He also believes insufficient notice was given to the neighbors and is requesting a postponement. Mr. Manos states the notices were sent in the appropriate time frame and the Board can decide to grant the postponement or continue with the application. The Board finds the application was filed appropriately and can be heard.

Brian Heun, attorney for the applicant, informs the Board the applicant is Construct up and is not at the hearing; however, the property owners are in attendance.

Joel and Karen Richterman, properties owners, are sworn in.

Jennifer Heller, Licensed New Jersey Engineer, Polistina and Associates, 6684 Washington Ave, Egg Harbor Township, N.J, is sworn in and her credentials are accepted.

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

Mr. Heun, Attorney for the applicant, discusses the application.

Mr. Richterman gives a brief history of the property and the need for the third-floor addition.

Mr. McLarnon, inquires as to the correct elevations. He states the elevations that were submitted were incorrect and a survey must be submitted.

Commissioner Landgraf asks if the applicant understands the substantial improvement/damage regulation.

Ms. Heller describes the conditions of the site. She details the new proposal. She explains the variances requested noting the applicant will amend the application to include a height variance.

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

Commissioner Landgraf has concerns regarding parking in the area. He questions what the garage is currently used for and if it can be used for parking.

Mr. Cooke inquires as to the length of the driveway.

Mr. Richterman believes that two cars can fit in the driveway.

Mrs. Sallata states that parking in that area is a problem and would like the applicant to speak to architect and try to improve the design.

Mayor Kriebel asks if the wall separating the storage area and den can be removed, so the garage can be utilized for parking. He also asks Mr. McLarnon to explain the dormer variances.

Mr. Heun asks the Board for a postponement so the applicant can rework the design.

The postponement is granted until the October 27, 2025, Planning Board hearing.

7. Other Business - None

There being no further business, the motion to adjourn was made by Tim Koob and seconded by Peter Tocco.

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

