

Ventnor City Planning Board
Minutes
October 8, 2025, 6:30pm
6201 Atlantic Ave, Ventnor City 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
Dan Smith III
Tim Koob
Greer Gaskill
Jessica Stillely

Absent

Roman Zabihach
Lorraine Salata
Peter Tocco
Wendy Bartlett

Professionals

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

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

4. Minutes

The motion to adopt September 22, 2025 minutes was made by Tim Koob and seconded by Dan Smith III and were unanimously approved, except for Jessica Stillely who had abstained.

5. Resolutions – None

6. Applications

** Lin & Ong LLC – 5201 Ventnor Ave, block 99, lot 1, located in the Commercial Mixed Use zoning district seeking a waiver for a minor site plan to change the layout of the ground floor area into three separate stores rather than the two stores that are existing. The applicant is represented by Michael Learn Esq.

Mr. Learn presents the application, noting that renovations are in progress to the 2nd floor of the building. Mr. Learn enters into record exhibits A-1 floor plan, A-2 architectural plans for the exterior and A-3 approved zoning plans.

John Obelenus, New Jersey Licensed Architect, 108 S Montpelier Ave, Atlantic City, N.J, is sworn in and his credentials are excepted.

Peter Tocco, New Jersey Licensed Contractor, 6638 Delilah Rd, Egg Harbor Township, N.J is sworn in.

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

Mr. Obelenus discusses the proposed layout, design and exterior renovations.

Mr. McLarnon explains that when adding or removing walls a Minor Site Plan is required.

Mr. Learn requests a waiver for the Minor Site Plan and Blade Sign.

Mayor Kriebel recommends a Blade Sign, he believes it could be beneficial to promote business.

Mr. Tocco states the applicant would like to keep the current signage and additional signage to the new store. He does state the signage will be consistent with what exists.

The public portion is open.

The public portion is closed.

Mr. Iannuzzelli inquires as to the renovations to the second-floor apartments.

Commissioner Landgraf recommends changes to the ordinance regarding what triggers a minor site plan.

Mr. Manos reviews the application to grant a waiver of a minor site plan along with a suggestion to add a blade sign to the exterior of the building.

The motion to approve the waiver of minor site plan was made by Tim Koob and seconded by Joe Iannuzzelli. The motion was approved eight in the affirmative and

zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Dan Smith III, Tim Koob, Greer Gaskill and Jessica Stilley. Nays; None.

There being no further business, the motion to adjourn was made by Joe Iannuzzelli and seconded by Dan Smith III and was unanimously approved.

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

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