

Ventnor City Planning Board
Minutes
October 27, 2025, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:3pm.

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel
Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Lorraine Sallata
Dan Smith III
Tim Koob
Wendy Bartlett
Jessica Stilley

Absent

Roman Zabihach
Mike Wiesen
Peter Tocco
Greer Gaskill

Professionals

Roger McLarnon, Board Engineer & Planner
Leo Manos, 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 informed the Board on the intent and the meeting and procedures which to follow.

4. Minutes

The motion to adopt October 8, 2025, minutes was made by Dan Smith III and seconded by Joe Iannuzzelli and was unanimously approved, except for Lorraine Sallata who had abstained.

5. Resolutions

The motion to approve the following resolution was made by Tim Koob and seconded by Joe Iannuzzelli and was unanimously approved except for Lorraine Sallata who had to abstain.

6. Applications

** Construct up – 22 N Martindale Avenue, block 136, lot 10, located in the R-4 zoning district seeking C variance relief for front yard setback-to house, side yard setback- left side to garage and to 2nd and 3rd floor , side yard-right side 3rd floor, lot area, lot width, dormers area, dormers length, third floor area, parking. The applicant is also seeking a waiver for street trees.

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

Joel Richterman, property owner, 22 N Martindale Avenue, is sworn in.

Roger McLarnon, Board Engineer and Planner is sworn in.

Mr. Manos states on record that this application is a continuation from September 22, 2025, Planning Board hearing.

Brian Heun, attorney on behalf of the applicant, explains the revised application and explains the changes that were made.

Ms. Heller describes the conditions of the site. She details the revised proposal, noting the den in the garage will become storage. Ms. Heller states the revisions will include two parking spaces in the driveway and the applicant will request a revocable license from the city. She also states the building height variance has been eliminated and while the dormer variance is still needed it has been minimized.

Mr. Cooke questions if the wall will be removed from the garage.

Ms. Heller states that the wall will be removed and noted on the compliance plans.

Commissioner Landgraf questions where the dormer was reduced.

Mr. McLarnon would like clarification regarding the side yard setbacks, noting that two variances are required.

The public portion is open.
The public portion is closed.

Commissioner Landgraf recommends adding street trees. Mr. Heun on behalf of the applicant agrees to add street trees.

Mr. McLarnon states one tree will suffice in that location.

Mr. Manos reviews the C variances for front yard setback-to house, side yard setback- left side to garage and to 2nd and 3rd floor , side yard-right side 3rd floor, lot area, lot width, dormers area, dormers length, third floor area, parking, along with conditions where as one street tree shall be added with a grass governor strip, the applicant shall request a revocable license from the city and any other condition set forth in Mr. McLarnon's report.

The motion to approve C variances was made by Joe Iannuzzelli and seconded by Dan Smith III. The motion was approved seven in the affirmative and two in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Dan Smith III, Wendy Bartlett and Jessica Stilley. Nays; Lorraine Sallata and Tim Koob.

**Residual Holdings LP – Anthony Briscella and James Mitchell – 14-16 N Weymouth Avenue & 5210 Winchester Avenue, block 101, lots 10,11,12, located in the Commercial Mixed Use zoning district seeking approval for a minor site plan along with C variances for side yard setback-mechanical equipment (hvac), minimum distance to curb line for driveway, landscaping (shrub total) and possible others to consolidate the two lots and construct three new attached townhomes.

Jon Barnhart, New Jersey Licensed Engineer & Planner, 400 N Dover Ave, Atlantic City N.J, is sworn in and his credentials are accepted.

Bob Lolio, New Jersey Licensed Architect, 219 Bellevue Ave, Hammonton N.J, is sworn in and his credentials are accepted.

Mr. McLarnon informs the Board that a use variance is not required as the proposal meets the conditions of the redevelopment zone for multifamily use.

Brian Callaghan, attorney on behalf of the applicant, presents the application.

Mr. Barnhart discusses the conditions of the site, as well as the site plan. He explains what exists and what is being proposed. Mr. Barnhart talks about traffic patterns and landscaping.

Mr. Callaghan asks Mr. Barnhart to confirm that by granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor City zoning code and that the positive criteria outweigh the negative.

Mr. Cooke inquires about the number of bedrooms per unit.

Mr. Lolio describes the proposed design and layout. He addresses the number of bedrooms per unit and states each unit will be 2,300 square feet. He explains each

unit will have two parking spaces and a storage area. He also states each unit will have a fire suppression system installed.

Mr. McLarnon informs the applicant that a cost estimate, escrow and a performance guarantee are needed if approved.

Commissioner Landgraf suggests adding additional windows to break up the large wall facing Winchester Ave.

The public portion is open.

Sherri Cohen, property owner, 5207 Winchester Avenue, is sworn in, and would like clarification as to the number of bedrooms.

Brian Smith III, property owner, 26 N Weymouth Avenue, is sworn in and expresses his concerns regarding traffic in the area. He suggests adding additional signage along Weymouth and Winchester Avenues.

The public portion is closed.

Mr. Callaghan requests a waiver for street scape. He is proposing four trees on Winchester Avenue and will add governors strip on both Weymouth and Winchester Avenues.

Mr. Manos reviews the minor site plan and C variances for side yard setback mechanical equipment (hvac), minimum distance to curb line for driveway, landscaping (shrub total) with conditions whereas two governor's strips will be added, four street trees, a cost estimate, escrow and a performance guarantee are required, and fire suppression systems shall be added to each unit.

The motion to approve the minor site plan and C variances was made by Dan Smith III and seconded by Tim Koob. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Tim Koob, Wendy Bartlett and Jessica Stilley. Nays; None.

Dan Smith III recuses himself from this application.

**DAJ Ventnor, LLC – David Waxman – 6601 Ventnor Avenue, block 123, lot 1, located in the Commercial Mixed Use zoning district seeking approvals for a Major Subdivision and Site Plan to subdivide an existing developed parcel into thirty-four residential lots and one commercial lot to construct thirty four townhomes.

David Waxman, Property owner, 6601 Ventnor Avenue, is sworn in.

Robert Regazzoni, New Jersey Licensed Architect, 13200 Fountain Head Plaza #103, Hagerstown MD, is sworn in.

Arron Smith, property owner, 6601 Ventnor Avenue, is sworn in.

Jon Barnhart, New Jersey Licensed Engineer & Planner, 400 N Dover Ave, Atlantic City NJ, is sworn in.

David Shropshire, New Jersey Licensed Traffic Engineer and Planner, 277 White Horse Pike, suite 203, Atco N.J, is sworn in.

Jack Plackter, on behalf of the applicant, presents the application. Mr. Plackter discusses the improvements made to the commercial building on Ventnor Ave. He also states no variances are being requested to construct the thirty-four townhomes. He explains that this property was designated as an area in need of redevelopment.

Mr. Barnhart describes the condition of the site and what currently exists, noting the lot size at 2.3 acres. Mr. Barnhart states that the Troy Avenue building will be demolished and explains what is proposed, noting that each unit will have three parking spaces. He explained the angled street parking on New Haven and Troy Avenues will mostly remain, however the angled street parking on Winchester Ave will be removed. He discusses the proposed improvements to the Ventnor Avenue building, signage, and lighting. He also discusses the site plan and the subdivision. Mr. Barnhart details storm water runoff, drainage, new sidewalks, landscape that will include governor's strips, street trees and grass.

Mr. Plackter asks Mr. Barnhart to confirm that this project meets all redevelopment standards.

Mr. Cooke inquires as to the units having elevators. He also questions if guest parking will be available.

David Shropshire discusses the traffic study and air quality assessment.

Mrs. Stillely speaks about the density in the area and questions the number of units.

Mr. Regazzoni discusses the elevation and the aesthetics of the units.

Mr. McLarnon explains the Redevelopment Plan.

Mayor Kriebel would like the façade to include brick to add texture to the dwellings.

Mr. Koob would like to know the number of street parking spaces that currently exist and what is proposed.

Mr. Cooke inquires as to the number of commercial spaces that exist.

The public portion is open.

Bertram Tweersky, property owner, 22 N Troy Avenue, is sworn in and inquires as to the demolition of the building and the removal of asbestos.

Cynthia Ogen, property owner, 128 n New Haven Avenue, is sworn in and shares her concerns as to the lack of parking in the area and is not in favor of the application.

Maggie Palletti, 12 N Richards Avenue, is sworn in and is not in favor of the application and discusses the lack of parking.

Katheryn Francis, 25 N New Haven Avenue, is sworn in and is not in favor of the application and 34 units. She discusses parking and the removal of the off-street parking spaces.

Elaine Francis, property owner, 25 N New Haven Avenue, 104 S Dudley Avenue is sworn in and is not in favor of the application.

Kelly Hargadon, property owner, 7 N New Haven Avenue, is sworn in and is not in favor of the application.

Mary Lenehan, 126 N Troy Avenue is sworn in, states her concerns as to the loss of parking on Winchester Avenue as well as preserving the street trees on Winchester Ave that houses a nest of birds for seven years.

The public portion is closed.

Mr. Plackter requests a postponement.

The postponement was granted. A special meeting will be held on November 18, 2025, at 6:30pm, Ventnor City Hall, 6201 Atlantic Avenue.

7. Other Business – None

There being no further business, the motion to adjourn was made by Commissioner Landgraf and seconded by Tim Koob and was unanimously approved.

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

Respectfully submitted,
Carmella Malfara
Planning Board Secretary

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