

Ventnor City Planning Board
Minutes
November 12, 2025, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

Present

Mayor Kriebel
Joe Iannuzzelli
Jay Cooke
Lorraine Sallata
Dan Smith III
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett

Absent

Commissioner Landgraf
Mike Wiesen
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 being held in accordance with due public notice thereof and pursuant to the to the New Jersey State “Sunshine Law”, which governs all public meeting. He also informed the Board of the intent of the meeting and the procedures which to follow.

4. Minutes

The motion to adopt October 27, 2025, minutes was made by Tim Koob and seconded by Dan Smith III and was unanimously approved, except for Peter Tocco and Greer Gaskill who abstained.

5. Resolutions

The motion to adopt the following resolutions was made by Lorraine Sallata and seconded by Dan Smith III and was unanimously approved, except for Peter Tocco and Greer Gaskill who abstained.

P – 29 – 2025 – Construct Up – 22 N Martindale Avenue.

P – 30 – 2025 – Residual Holdings LP – 14-16 N Weymouth /5210 Winchester Avenue.

6. Applications

** James and Paula Martin – 1 S Lafayette Avenue, block 80, lot 14, located in the R-4 zoning district seeking C variance relief for front yard setback- building Lafayette, front yard setback – 2nd floor porch/deck Lafayette, front yard setback – building Ventnor, front yard setback – 2nd floor porch/deck Ventnor, side yard setback – building and building coverage. The applicant proposes to elevate and renovate with expansion to an existing beach block single family dwelling.

James Swift Esq., attorney on behalf of the applicant, presents the application.

Christopher Halliday, New Jersey Licensed Architect, 728 West Avenue, Ocean City, N.J is sworn in, and his credentials are accepted.

Roger McLarnon, Board Engineer and Planner is sworn in.

James and Paula Martin, property owners, 1 S Lafayette Avenue, are sworn.

Mr. Halliday described the architectural improvements, flood compliance, additional parking, storage, aesthetic upgrades, landscape, lot coverage and building coverage.

Mr. McLarnon supported the removal of the detached garage which reduces building coverage.

Mr. Cooke inquired whether removing the garage will add more air light and space and if there is an elevator.

Mrs. Sallata would like clarification as to the removal of the garage.

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

Mr. McLarnon states four street trees are required, two on Lafayette Avenue and two on Ventnor Avenue.

Mayor Kriebel inquired about the rear yard setback and whether the concrete will be removed.

Public portion opened and closed with no comment.

Mr. Manos reviewed the requested variances with conditions whereas the governor strip should be maintained, four street trees shall be added and any other conditions stated in Mr. McLarnon's report.

The motion to approve requested variances was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays: None.

**Michael and Jennifer Dinardo – 714 N Harvard Avenue, block 317, lot10.03, located in the R-2 zoning district seeking C variance relief for lot depth, front yard setback-building, front yard setback-porch, rear yard deck setback-1st floor, rear yard setback 1st floor steps, rear yard setback-1st floor (right), rear yard deck height-3rd floor, third floor deck, pool setback, accessory structure-pergola rear yard setback, accessory structure- pergola height and possibly others to demolish an existing single-family dwelling and construct a new flood compliant dwelling.

Jon Barnhart, New Jersey Licensed Engineer and Planner is sworn in, and his credentials are accepted.

Peter Weiss, New Jersey licensed Architect, is sworn in and his credentials are accepted.

Michael Dinardo, property owner, 714 N Harvard Avenue, is sworn in.

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

Mr. Barnhart explains the site plan and the variances requested, noting a hardship variance due to the lot depth. He discusses the new bulkhead, parking and landscaping.

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

Mr. Weiss discusses conditions of the site, the architectural design, proposed floor plan, storage, parking, number of bedrooms, bathrooms and the pergola in the rear.

Mr. Cook inquires as to the size of the new dwelling. He also asks how far the existing deck will protrude over the water.

Mr. Iannuzelli asked whether a fire suppression system will be installed.

Mr. Callaghan has agreed to install a fire suppression system.

The public portion open and closed with no comment.

Mr. McLarnon reads his review, noting the variances requested are not unusual for Harvard Avenue. He also comments on the drainage and requests that the water runoff be directed to the bulkhead.

Mr. Manos reviewed the requested variances with conditions whereas water runoff should be directed to the bulkhead, a governor's strip and street trees shall be added, a fire suppression system should be added along with any other conditions stated in Mr. McLarnon's report.

The motion to approve requested variances was made by Lorraine Sallata and seconded by Tim Koob and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays: None.

Mayor Kriebel recuses himself from the following application.

** Gary Tavella, Susan Tavella and Christine Lesicko – 106 N Dorset Avenue, block 156, lot 18, located in the City Commercial District seeking Preliminary and Final Major Site Plan approval along with a D "Use" variance and C variances for parking, landscape buffer and possible others to construct two attached townhouses adjacent to an existing restaurant which is to remain.

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

Gary Tavella, property owner, 106 N Dorset Avenue, is sworn in.

Craig Dothe, New Jersey Licensed Architect, 33 N Brighton Avenue, Atlantic City, N.J, is sworn in and his credentials are accepted.

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

Mr. Dothe enters on the record exhibit A-1 colored rendering. Mr. Dothe discusses the proposed plan to keep the Dorset Restaurant, curb cuts, trash enclosures, outdoor dining, parking, the two townhomes, storage areas, landscape, façade modification to the Dorset and the design of the proposed townhomes.

Mr. McLarnon questions the location of the trash enclosure and asks whether the trash will be kept in a dumpster.

Mr. Cooke inquires as to the number of parking spaces for the Dorset and the townhomes.

Mr. Tocco asks if there will be designated parking spaces for the restaurant as well as the residential area.

Mr. Barnhart describes the conditions of the site. He gives the dimensions of the restaurant. He speaks of the permitted uses for the commercial district. Mr. Barnhart discusses the site plan, D "Use" and explains the C variances requested.

Mrs. Sallata would like clarification as to the number of seats that currently exist in the restaurant.

Mrs. Bartlett asks if street parking will be affected.

Mr. Tavella gives a brief history of the restaurant and the flooding in the area.

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

As a condition of approval, Mr. McLarnon suggests six residential parking spaces and eight parking spaces for the restaurant, so in the event the applicant wishes to expand the outdoor dining area he may use up to six of the eight spaces.

The public portion is open.

Christine Pagano, property owner, 108 N Dorset Avenue, is sworn in and inquires as to the depth of the townhomes, number of bedrooms and asks if the restaurant and townhomes are connected.

Tim Kreischer, property owner, 107 N Somerset Avenue is sworn in and speaks in favor of the application. He states the façade is aesthetically pleasing and discusses landscape and believes outdoor dining should remain.

The public portion is closed.

Mr. McLarnon would like the proposed design to be built as shown.

Mr. Manos reviews the site plan and the variances requested along with conditions whereas planter beds shall be raised, four street trees are required, design to be built as shown, six residential parking spaces shall be provided along with eight commercial spaces and any other standard conditions in Mr. McLarnon's report.

The motion to approve the site plan and requested variances was made by Lorraine Sallata and seconded by Dan Smith III. The motion was approved seven in the

affirmative and zero in the negative. Ayes: Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

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

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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