

Ventnor City Planning Board  
Minutes  
November 18, 2025, 6:30pm

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  
Lorraine Sallata  
Dan Smith III  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Jessica Stilley

Absent

Mike Wiesen  
Wendy Bartlett

Professionals

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

3. Statement of Compliance

Chairman Cooke announced 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.

4. Minutes

The motion to adopt November 12, 2025, minutes was made by Joe Iannuzzelli and second by Tim Koob and was unanimously approved.

5. Resolutions

The motion to adopt the following resolutions was made by Peter Tocco and seconded by Joe Iannuzzelli and was unanimously approved.

P -31 – 2025 – 1 S Lafayette Avenue – James & Paula Martin.

P – 32 – 2025 – 714 N Harvard Avenue - Michael & Jennifer Dinardo.

P – 33 – 2025 – 106 N Dorset Avenue – Gary Tavella, Susan Tavella & Christine Lesicko.

## 6. Applications

\*\*DAJ Ventnor, LLC – 6601 Ventnor Avenue, block 123, Lot 1, located in the Commercial Mixed Use zoning district seeking Preliminary and Final Major Site Plan and Subdivision Plan approval to subdivide an existing developed parcel into 33 residential lots and one commercial lot to construct 33 townhomes to revitalize the property consistent with the redevelopment plan. Townhomes and commercial space are both permitted uses in accordance with the redevelopment plan.

Dan Smith and Peter Tocco recuse themselves from this application.

Mr. Manos explains that this application is a continuance from a previous hearing. He states the applicant requested a postponement to revise the application.

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

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

Roger McLarnon, Board Engineer and Planner is sworn in.

Jack Plackter, attorney for the applicant, presents the revised application, noting one unit was removed, front elevation was modified, all DEP and Ventnor City's storm water requirements are being met, and the applicant will comply with all Mr. McLarnon's comments.

Mr. Barnhart details the modification to the site plan, noting the removal of one unit, moving the building back to create more air and open space, additional landscape, the addition of windows to the end units and changes to the façade.

Mr. Plackter asks Mr. Barnhart to confirm the application is compliant with the redevelopment plan and that no variances or waivers were requested.

Lorraine Sallata is not in favor of the elimination of the park that was in the center of the buildings.

Mayor Kriebel questions the number of residential parking spaces as well as the commercial.

Mr. Barnhart states 25 spaces on Troy Avenue, 18 spaces on New Haven, spaces on Winchester are being eliminated, 3 spaces for each unit and 27 commercial spaces.

Jessica Stilley asks Mr. Barnhart what is the intent for managing storm water, are you intending to put a recharge system in?

Commissioner Landgraf would like to see some sort of drainage or recharge system installed.

Mrs. Stilley would like to see more visual interest to the end units. She asks if the roof can be raised on each unit.

Mr. Barnhart states raising the roof would trigger a variance.

Mr. Koob would like clarification regarding the subdivision.

Mr. McLarnon states that the plan cannot be deviated.

Commissioner Landgraf suggests adding a 2<sup>nd</sup> floor deck to the end units to create more street scape.

Mr. Plackter on behalf of the applicant to add decks to the 5 end units.

Mrs. Sallata questions the impact this project will have on our fire department.

Mr. McLarnon clarifies that a thorough traffic study was performed.

Mayor Kriebel asks if the electrical power lines will be located underground.

The public portion is open.

Tim Kreischer, property owner, 117 N Somerset Avenue, is sworn in and discusses concerns with the project and questions whether restaurants will be permitted in the commercial space. He also questions if creating a senior living space is an option, landscape, and density in the neighborhood.

Jeff Korsyn, property owner, 1 N New Haven is sworn in and states that he is happy with the improvements, however, has concerns regarding parking, density, and the scope of the project. He also questions the length of the project's completion.

Dan Jacoby, property owner, 14 S Wissahickon Avenue, is sworn in and states his concerns regarding density, parking, number of units and the number of parking spaces that are being eliminated.

Roy Egerie, property owner, 15 N Troy Avenue, is sworn in and states he is disappointed in the project and has concerns with parking in the area.

Michael Migiola, property owner, 6618 Ventnor Avenue, is sworn in and requests a meeting with city officials to discuss parking permits on Troy and New Haven Avenue.

Mayor Kriebel agrees to the meeting.

Elaine Francis, property owner, 104 S Dudley Avenue, 25 N New Haven Avenue, is sworn in and expresses her concerns as to this project. She also would like to see a copy of the Environmental Impact Statement.

The public portion is closed.

Commissioner Landgraf asks Mr. Plackter if the CAFRA permit was applied for.

Mr. Manos reviewed the Preliminary and Final Major Site Plan and Preliminary and Final Major Subdivision Plan, along with conditions whereas the Tax Assessor will assign the lots, Balconies/decks will be added to the 5 end units, CAFRA approval, amended landscape plan and any other conditions in Mr. McLarnon's report.

The motion to approve the site plan and subdivision was made by Joe Iannuzzelli and seconded by Greer Gaskill. The motion was approved eight in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Tim Koob, Greer Gaskill and Jessica Stilley. Nays; 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 Administrator/Secretary

[Z:\ENGINEERS REPORT 2025\External\\_DAJ Ventnor LLC REVISED SITE PLAN.msg](#)

