

Ventnor City Planning Board  
Minutes  
December 10, 2025, 6:30pm  
6201 Atlantic Ave, Ventnor N.J 08406

Acting Chairman Mike Wiesen called the meeting to order at 6:32pm.

1. Flag Salute
2. Roll Call

Present

Lorraine Sallata  
Dan Smith III  
Mike Wiesen  
Peter Tocco  
Tim Koob  
Greer Gaskill  
Wendy Bartlett

Absent

Mayor Kriebel  
Commissioner Landgraf  
Joe Iannuzzelli  
Jay Cooke  
Jessica Stilley

Professionals

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

3. Statement of Compliance

Acting Chairman Wiesen announced that the meeting is 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 18, 2025, minutes was made by Tim Koob and seconded by Greer Gaskill and was unanimously approved.

5. Resolutions

The motion to approve the following resolution was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved.  
P – 34 – 2025 – 6601 Ventnor Avenue – DAJ Ventnor LLC.

6. Applications

\*\*Rita Caplan – 3 N Rosborough Avenue, block 128, lot 5, located in the R-7 zoning district seeking C variance relief for rear yard setback and possible others to construct an addition to the rear, first floor.

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

Michael Learn, attorney for the applicant, presents application.

Robert Kiedjan, New Jersey Licensed Architect, 618 N Fredericksburg Avenue, is sworn in and his credentials are accepted.

Mr. Learn entered the A-2 ariel photo into the record.

Mr. Kiedjan discusses the need for the rear addition, the proposed layout, aesthetic upgrades to the facade as well as the variances requested. Mr. Kiedjan explains lot coverage is being reduced by removing pavers in the driveway.

Mr. Learn asks Mr. Kiedjan to discuss parking and landscaping. Mr. Learn would like to amend the application by requesting a waiver for street trees.

Mr. McLarnon reads his review dated December 5, 2025. Mr. McLarnon states he agrees with the waiver for the street trees.

Mrs. Sallata suggests adding one street tree.

Mr. Learn states street trees are not practical for this project due to the lack of space.

Mr. Wiesen asks if the existing tree on the property will remain.

Mr. Learn states the existing tree will remain on the property.

Mr. Koob asks if the existing governor's strip is concrete or grass.

The public portion is open and closed with no comment.

Mr. Manos reviewed the requested variance, waiver for street trees and a condition whereas a governor's strip shall be added.

The motion to approve requested variance was made by Peter Tocco and seconded by Dan Smith III. The motion was approved seven in the affirmative and zero in the negative. Ayes; Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

\*\*Lighthouse Properties, LLC – 6 S Baton Rouge Avenue, block 47, lot 17, located in the R-7 zoning district seeking C variance relief for side yard setback -deck, left, side yard setback – deck right, lot coverage, landscape coverage and possible others to

increase deck space and coverages that exceed those permitted. The applicant is represented by Eric Goldstein Esq.

Mr. Goldstein, attorney on behalf of the applicant, presents the application. Mr. Goldstein explains that the work has been completed without permits or inspections.

Jim Hurst, contractor for the applicant, is sworn in and states his credentials. He explains he was not the original contractor who completed the work without permits. He states the decks existed and the location did not change, however they were enlarged. He also explains that pavers were added that increased lot coverage.

Mr. McLarnon questions if the survey was done before or after the work was completed. He informs the board that lot coverage was 69.5% and with the added pavers it is now 91.27%. Mr. McLarnon suggests adding a recharge system to the side of the property.

Mr. Goldstein informs the board there have not been any drainage problems and a recharge system is already in place.

Mr. McLarnon would like clarification as to the drainage system.

Mr. Tocco questions what is placed under the deck boards. He also questioned deck access.

Mrs. Sallata inquires as to the dimensions of the deck.

Mr. Tocco would like to know if pavers can be removed under the deck.

Mr. Goldstein indicated the applicant would like the decks to remain. He also requests two votes. The first vote for decks only and the second vote is for lot coverage.

Mrs. Sallata expressed concerns over the lot coverage and the removal of landscaping.

Mr. Wiesen questions how lot coverage can be reduced.

Mr. Hurst states lot coverage can be reduced to 82%.

Mr. Koob would like to see a larger reduction in lot coverage.

Mr. Goldstein said that lot coverage can be reduced to 80%.

Mr. Smith III inquired if the property has a Certificate of Non-Conformity.

The Board grants the request for two votes.

The public portion is open and closed with no comment.

Mr. Manos reviews the C variances for the decks only. He reminds the Board that two votes will be taken.

The motion to approve C variances for decks only was made by Dan Smith III and seconded by Peter Tocco. The motion was approved six in the affirmative and one in the negative. Ayes; Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Wendy Bartlett. Nays; Tim Koob.

Mr. Manos reviews the lot coverage variance with a condition whereas lot coverage will be reduced to 80% and 25% landscaping is required.

The motion to approve the lot coverage variance with conditions was made by Peter Tocco and seconded by Dan Smith III. The motion was approved four in the affirmative and three in the negative. Ayes; Dan Smith III, Mike Wiesen, Peter Tocco and Greer Gaskill. Nays; Lorraine Sallata, Tim Koob and Wendy Bartlett.

## 7. Other Business

None

There being no further business, the motion adjourn was made by Tim Koob and seconded by Lorraine Sallata 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

