

Ventnor City Planning Board
Minutes
Annual Reorganization Meeting
January 14, 2026, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

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

1. Flag Salute
2. Roll Call

Present

Mayor Kriebel
Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
John Van Duyne

Absent

Lorraine Sallata
Greer Gaskill
Wendy Bartlett
Jessica Stilley

Professionals

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

3. Statement of Compliance: Open Public Meetings Act/Sunshine Law
4. Annual Reorganization

*Meeting Dates 2026/2027 – A motion to approve the meeting dates for 2026/2027 was made by Commissioner Landgraf and seconded by Mike Wiesen and was unanimously approved.

*Swearing of Reappointed Board Members:

Mayor Kriebel
Joe Iannuzzelli
Michael Wiesen
Dan Smith III
Tim Koob
Greer Gaskill
Wendy Bartlett
Jessica Stilley

*Swearing in of New Board Member:

John Van Duyne

*Election of Chairperson and Vice Chairperson:

Chairperson: Jay Cooke nominated by Dan Smith III and seconded by John Van Duyne and unanimously approved.

Vice Chairperson: Mike Wiesen nominated by Joe Iannuzzelli and seconded by Commissioner Landgraf and unanimously approved.

*Staff Appointments of Board Engineer and Planner, Solicitor and Secretary

Board Solicitor: Leo Manos nominated by Commissioner Landgraf and seconded by Mayor Kriebel and unanimously approved.

Board Engineer and Planner: Roger McLarnon nominated by Dan Smith III and seconded by Mike Wiesen and unanimously approved.

Board Secretary: Carmella Malfara nominated by Joe Iannuzzelli and seconded by Mayor Kriebel and unanimously approved.

*Appointment of By-Right Subdivision Committee:

Peter Tocco

Tim Koob

Wendy Bartlett

5. Minutes

Motion to adopt December 10, 2025, minutes was made by Peter Tocco and seconded by Tim Koob and was unanimously approved, except for Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke and John Van Duyne who had to abstain.

6. Resolutions

Motion to approve the following resolutions was made by Peter Tocco and seconded by Mike Wiesen and were unanimously approved, except for Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke and John Van Duyne who had to abstain.

P – 1 – 2026 – Rita Caplan – 3 N Rosborough Avenue.

P – 2 – 2 – 2026 – Lighthouse Properties, LLC, 6 S Baton Rouge Avenue.

7. Applications

**NaRusso Corp – 130 N New Haven Avenue, block 174, lot 14, located in the R-7 zoning district seeking C variance relief for lot area, lot width, front yard setback, building – Monmouth Ave, front yard setback, decks – Monmouth Ave, side yard setback left, rear yard setback – Monmouth Ave and possibly others to construct a new flood compliant single-family dwelling on an undersized lot. The applicant is represented by Brian Callaghan Esq.

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

Peter Weiss, New Jersey licensed Architect, 38 E. Oakland Ave, Northfield, N.J, is sworn in and his credentials are accepted.

Nate Russo, property owner, is sworn in.

Roger McLarnon, Board Engineer and Planner is sworn in.

Mr. Callaghan, attorney for the applicant, explains the application and what is proposed.

Mr. Barnhart describes the conditions of the site. He states the site is in need of redevelopment. He details the variances requested and explains parking, landscaping and storage areas, noting the proposed dwelling will be FEMA compliant.

Mr. Callaghan asks Mr. Barnhart to confirm that by granting the variances requested would not cause any detriment to the neighbor's or Ventnor's zoning ordinance. He also confirms that the positive criteria outweigh any negative.

Mr. Cooke inquired about the number of existing parking spaces.

Mr. McLarnon informs the Board that the curb cut will now be located on New Haven Avenue.

Mr. Weiss explains the architectural plans. He describes the proposed layout of the first, second and third floors, façade ground level parking and landscape.

The public portion is open and closed with no comment.

Mr. Manos reviews the C variances for lot area, lot width, front yard setback, building – Monmouth Ave, front yard setback, decks – Monmouth Ave, side yard setback left, rear yard setback – Monmouth Ave, along with a conditions whereas street trees will be added on New Haven and Monmouth Avenues and the governor's strip will have irrigation.

The motion to approve C variances with conditions was made by Mike Wiesen and seconded by Tim koob and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco, Tim koob, John Van Duyne. Nays; None.

8. Other Business – None

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

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

