

Ventnor City Planning Board
Minutes
May 13, 2026, 6:30 pm
6201 Atlantic Avenue, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:30pm.

1. Flag Salute
2. Roll Call

Present

Joe Iannuzzelli
Jay Cooke
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
John Van Duyne

Absent

Mayor Kriebel
Commissioner Landgraf
Lorraine Sallata
Wendy Bartlett
Jessica Stilley

Professionals:

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

Statement of Compliance:

Chairman Jay Cooke confirmed that the meeting complied with the public notice requirements of the New Jersey Open Public Meetings Act.

3. Approval Of Minutes – Meeting April 27, 2026:

Motion: Joe Iannuzzelli

Second: Peter Tocco

All Members present for the May 13, 2026, meeting voted in favor, except for Tim Koob who had to abstain.

4. Approval of Decisions and Resolutions:

P – 14 – 2026 – 111 S Frankfort Avenue, Jayesh Khatiwala.

P – 15 – 2026 – 29 n Oakland Avenue, Charles Alexander.

5. Applications

Mr. Manos makes an announcement regarding the postponement of 6901 Winchester Avenue. The application will be heard on Wednesday June 10, 2026. The applicant is not required to re-publish or re-notice.

Daninis Basens – 120 N Sacramento Avenue, block 165, lot 23, located in the R-7 zoning district seeking C variance relief for 3rd floor deck and possibly others to construct a new 3rd floor deck that will extend 5ft over the principal structure.

Mr. Basens, property owner, 120 N Sacramento is sworn in.

Mr. McLarnon, Board Engineer and Planner, is sworn in.

Mr. Basens gives a brief history of the property and the need for the proposed deck. He discusses the variance requested. Mr. Basens gives examples of similar decks in the area. He states there is no negative impact on neighbors or Ventnor's zoning code and believes the deck doesn't hinder any light, air and space.

Mr. McLarnon agrees that if the variance requested is approved there would be no negative impact on neighbors or Ventnor's zoning code.

Mr. Cooke inquires as to the width of the proposed deck.

Mr. McLarnon questions if a roof is proposed.

Mr. Basens responded yes, a roof is being proposed.

The public portion opened and closed with no public comment.

Mr. Manos framed the motion, summarizing the requested variances.

The motion to approve C variance was made by Tim Koob and seconded by John Van Duyne and was unanimously approved eight in the affirmative and zero in the negative. Ayes; Joe Iannuzzelli, Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and John Van Duyne. Nays; None.

6. Other Business – None

There being no further business, motion to adjourn was made by Mike Wiesen and seconded by Joe Iannuzzelli and was unanimously approved.

These minutes are provided as a summary of the proceedings. Official decisions, conditions of approval, and detailed testimony are subject to final review and resolution by the Planning Board. An audio recording of this meeting is available on the Ventnor City website.

Respectfully Submitted By,
Carmella Malfara
Planning Board Administrator