

Ventnor City Planning Board
Minutes
April 27, 2026, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:34pm.

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel
Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Greer Gaskill
Wendy Bartlett
Jessica Stilley
John Van Duyne

Absent

Tim koob

Professionals

Roger McLarnon, board Engineer and Planner
Leo Manos Esq, Board Solicitor
Carmella Malfara, Board Administrator

3. Statement of Compliance

Chairman Cooke announced that 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. He also advised the Board on the intent of the meeting and the procedures which to follow.

4. Minutes

A motion to adopt March 11, 2026, minutes was made by Joe Iannuzzelli and seconded by John Van Duyne and was unanimously approved, except for Commissioner Landgraf and Greer Gaskill who had to abstain.

5. Resolutions

Adoption of the following resolutions was made by Mike Wiesen and seconded by Greer Gaskill and was unanimously approved except for Commissioner Landgraf and Greer Gaskill who had to abstain.

P – 9 – 2026 – Matt & Danielle Beirne – 5400 Calvert Ave.

P – 10 – 2026 – Farhad Bagherpour – 6203 Ventnor Ave.

P – 11 – 2026 – Michael & Delia Donahue – 114 N Buffalo Ave.

P – 12 – 2026 – Joseph & Kristin Young – 213 N Derby Ave.

P – 13 – 2026 – Daniel & Stacy Zelmanoff – 212 N Derby Ave.

6. Applications

**Randi Alvarado – 6901 Winchester Ave, block 180, lot 1, located in the R-7 zoning district seeking C variance relief for lot size, lot width, setback to garage doors, curb cut width and possible others to construct a new flood compliant two-family dwelling. The applicant is represented by Michael Lario Esq.

This application was postponed until May 13, 2026, Planning Board hearing.

**Charles Alexander – 29 N Oakland Ave, block 95, lot 13, located in the R-7 zoning district seeking C variance relief for front yard setback – porches/decks (Winchester), front yard setback – porches/decks (Oakland), lot coverage, curb cut and possibly others to construct a second floor front yard deck partially roofed facing Oakland Ave and add a second driveway on Winchester Ave.

Charles Alexander, property owner, 29 N Oakland Ave, is sworn in.

Robert Smith, Contractor, Cape Atlantic Construction Co, is sworn in.

Mr. Alexander discusses the application and the variances requested. He gives a brief history of the property and describes previous renovations. Mr. Alexander explains the need for the proposed driveway.

Mr. Tocco recommends grass ribbons on the proposed new driveway.

Commissioner Landgraf would like the lot coverage reduced and additional landscape.

Mr. Alexander agrees to reduce the lot coverage and add driveway ribbons in the proposed driveway.

Mr. Manos questions if the driveway ribbons are being added to the new driveway only.

The public portion opens and closes with no public comment.

Mr. manos framed the motion, summarizing the variances and conditions.

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

Lorraine Sallata recuses herself due to being within 200 feet.

**Jayesh khatiwala – 111 S Frankfort Ave, block 8, lot 1.03, located in the R-9 zoning district seeking C variance relief for third floor deck -setback, third floor deck and possibly others to extend an existing first floor, second floor and third floor deck.

Charles Alexander and Robert Smith, owners of Cape Atlantic Construction Co, are sworn in and present the application and the variances requested. Mr. Alexander gives a brief history of the property and explains the need for deck expansion. He states Cape Atlantic Construction Co had previously built decks for his neighbor at 109 S Frankfort Ave which has prompted Mr. Khatiwala to request the expansion of decks at his property.

Commissioner Landgraf recommends as a condition of approval the decks must remain open.

Mr. Alexander agrees to the condition and explains the landscaping plan.

The public portion opens and closes with no public comment.

Mr. Manos framed the motion, summarizing the variances and conditions.

The motion to approve C variances was made by Peter Tocco and seconded by Greer Gaskill and 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, Greer Gaskill and Wendy Bartlett.

7. Other Business – None

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

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

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