

Ventnor City Planning Board  
Minutes  
March 11, 2026, 6:30pm  
6201 Atlantic Avenue, Ventnor City, N.J 08406

Chairman Cooke called the meeting to order at 6:31pm.

1. Flag Salute
2. Roll Call

Present

Mayor Kriebel  
Joe Iannuzzelli  
Jay Cooke  
Lorraine Sallata  
Dan Smith III  
Mike Wiesen  
Tim Koob  
Jessica Stilley  
John Van Duyne

Absent

Commissioner Landgraf  
Peter Tocco  
Greert Gaskill  
Wendy Bartlett

Professionals

Roger McLarnon, Board Engineer and Professional Planner  
Leo Manos, Board Solicitor  
Carmella Malfara, Board 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 January 14, 2026, minutes was made by Tim Koob and seconded by John Van Duyne and was unanimously approved, except for Lorraine Sallata and Jessica Stilley who had to abstain.

5. Resolutions

Motion to approve the following resolutions was made by Dan Smith III and seconded by Mike Wiesen and was unanimously approved, except for Lorraine Sallata and Jessica Stilley who had to abstain.

P – 03 – 2026 – Chairperson and Vice Chairperson.

P – 04 – 2026 – Board Engineer and Planner, Board Solicitor, and Board Secretary.

P – 05 – 2026 – By-Right Subdivision Committee.

P – 06 – 2026 – NaRusso Corp – 130 N. New Haven Avenue.

## 6. Applications

\*\* Matt and Danielle Beirne – 5400 Calvert Avenue, block 199, lot 11.01, located in the R-7 zoning district seeking C variance relief for lot area, lot width, front yard setback-building(Surrey), front yard setback -deck & porch(Surrey), front yard setback-steps(Surrey), front yard setback-steps(Calvert), first floor elevation, garage setback from house to property line and possibly others to construct a new elevated flood-compliant single family dwelling. The applicant is represented by Christopher Baylinson Esq.

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

Roger McLarnon, Board Engineer and Planner is sworn in.

Mr. Baylinson, attorney on behalf of the applicant, explained the hardship variance, noting the subject property is an undersized lot and is a corner property and will have to comply with two side yard setbacks.

Mr. Barnhart describes the conditions of the site and overall scale and design of the proposed dwelling. He testifies that the property consists of several existing non-conformities and explains the variances requested. He also testified that the garage would comply and requests that variance be removed.

Mr. Cooke would like clarification regarding the side yard setback.

Mr. Baylinson asks Mr. Barnhart to confirm that granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor City's zoning code and the positive criteria outweigh any negative.

Mayor Kriebel questions the façade on Surrey Avenue, expressing that he would like something more aesthetically pleasing.

Jessica Stilley agrees that the façade needs an aesthetic enhancement.

Mr. Beirne, homeowner 5400 Calvert Ave, is sworn in and testified regarding the overall look of the façade.

Mr. McLarnon questions if the landscape will comply and if trees will be added.

Mr. Beirne discusses his concerns regarding flooding and the trees not surviving.

Mr. Wiesen questions if there are trees on the opposite side of the street.

Mr. Baylinson asks if planting one tree on Calvert Ave and one tree on Surrey Ave would be acceptable.

Mr. McLarnon asks if there are three sets of steps in total. He also states a non-conversion agreement is required. Mr. McLarnon suggests a small retaining wall be placed on Surrey Ave at the sidewalk.

Public portion is open.

Jen Biderman, property owner, 220 N Surrey Avenue is sworn in and states her concerns regarding an easement. She testifies that the easement was granted to her by previous owner and would like reassurance that it remains.

The public portion is closed.

Mr. Manos reviews C variances for lot area, lot width, front yard setback-building (Surrey), front yard setback -deck & porch (Surrey), front yard setback-steps (Surrey), front yard setback-steps (Calvert), and first floor elevation along with conditions whereas the elevation of the garage will be 5ft, elevation is 14ft, upgraded façade, a non-conversation agreement is required, landscape is amended, and a retaining wall will be added along Surrey Avenue and any other conditions in Mr. McLarnon's report.

Motion to approve C variances with conditions was made by Joe Iannuzzeli and seconded by Tim Koob. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Tim Koob, Jessica Stilley and John Van Duyne. Nays; None.

Mayor Kriebel recused himself from this application as he is on the 200ft list.

\*\*Farhad Bagherpour – 6203 Ventnor Avenue, block 119, lot 2, located in the R-4 zoning district seeking C variance relief for front yard setback- 1<sup>st</sup> floor covered porch, and possibly others to construct a covered front porch further into the front yard setback. The applicant is represented by Eric Goldstein Esq.

Daniel Scott Mascione, New Jersey Licensed Architect, 1409 New Rd, Northfield, N.J, is sworn in and his credentials are accepted.

Mr. Goldstein, attorney on behalf of the applicant, presents the application.

Mr. Mascione described the conditions of the site, and the architectural improvements made to the interior as well as the exterior of the dwelling. Mr. Mascione also explains the variances requested.

Mr. Goldstein testified that there will be no expansion of living space. Mr. Goldstein asks Mr. Mascione to confirm that by granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor's zoning ordinance and that the positive criteria outweigh the negative.

Mr. McLarnon asks what is below the deck and if it is open to allow drainage.

Mr. Cooke inquired about the number of existing bedrooms and if the garage is usable.

Mrs. Stilley suggests moving the porch back two feet.

Mr. Goldstein, on behalf of the applicant, agrees to move the porch back one foot.

Public portion is open and closed with no comment.

Mr. Manos reviews the C variance for front yard setback along with conditions whereas the front porch will be moved back 1ft and any other conditions set forth in Mr. McLarnon's report.

The motion to approve C variance with conditions was made by John Van Duyne and seconded by Dan Smith III. The motion was approved eight in the affirmative and zero in the negative. Ayes; Joey Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Tim Koob, Jessica Stilley and John Van Duyne. Nays; None.

Mayor Kriebel returns as a voting member.

\*\* Michael and Delia Donohue – 114 N Buffalo Avenue, block 178, lot 4, located in the R-4 zoning district seeking C variance relief for front yard setback-structure, front yard setback-1<sup>st</sup> floor deck, front yard setback-2<sup>nd</sup> floor deck, side yard setback-structure and deck(left), side yard setback-structure and deck (right), swimming pool setback (rear) and possibly others to elevate and an existing non-conforming dwelling and add parking underneath. The applicant is represented by Brian Callaghan Esq.

Mr. Callaghan, attorney on behalf of the applicant, presented the application, including the house raise, plunge pool and parking underneath.

Michael Donahue, property owner, 114 N Buffalo Avenue, is sworn in.

Andrew Bechtold, New Jersey Licensed Architect, 599 Shore Rd, Somers Point, N.J, is sworn in and his credentials are accepted. Mr. Bechtold testified regarding the proposed design, including variances, setbacks, reducing building and lot coverage, flood related considerations, layout, and landscaping.

Mr. McLarnon recommends raising the dwelling an additional foot. He explains four of the variances are triggered by the house lift, noting the height requirements are still being met.

Mr. Cooke inquired as to the dimensions of the front and rear porches.

Mayor Kriebel questions the location of the additional landscaping.

Public portion is open and closed with no comment.

Mr. Manos reviews C variances for front yard setback-structure, front yard setback-1<sup>st</sup> floor deck, front yard setback-2<sup>nd</sup> floor deck, side yard setback-structure and deck(left), side yard setback-structure and deck (right), swimming pool setback (rear) with conditions whereas the finished floor will be 15ft and the applicant shall submit a waiver for landscaping and any other conditions set forth in Mr. McLarnon's report.

The motion to approve C variances with conditions was made by Tim Koob and seconded by Lorraine Sallata. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Tim Koob, Jessica Stilley and John Van Duyne. Nays; None.

Jay Cooke recused himself from the next two applications as he is on the 200ft list.

\*\*Joseph and Kristin Young – 213 N Derby Ave, block 204, lot 5.01, located in the R-7 zoning district seeking C variance relief for side yard setback-building (left), side yard setback-building (right), side yard setback-porch/decks (left), side yard setback-porch/decks (right) and possibly others to elevate an existing non-flood compliant dwelling and construct an addition at the new elevation and parking underneath. The applicant is represented by Brian Callaghan Esq.

Andrew Bechtold, New Jersey Licensed Architect, 599 Shore Road, Somers Point, N.J, is sworn in and his credentials are accepted.

Joseph Young, property owner, 213 N Derby Avenue, is sworn in.

Mr. Callaghan, attorney on behalf of the applicant, discusses the application.

Mr. Bechtold described the existing and proposed conditions, including the house raise, the addition, parking and storage underneath, and the variances requested, noting that landscaping will comply.

Mr. Callaghan testified the garage will be filled and the grade will be 5ft. Mr. Callaghan asks Mr. Bechtold to confirm that by granting the variances requested would not have a negative impact on the New Jersey Municipal Land Use Law or Ventnor City zoning code and that the positive criteria outweigh the negative.

Mr. McLarnon suggests raising the height, so the first finished floor is at 14ft, however it will require a height variance.

Mr. Young agrees to the height variance.

The public portion is open.

Daniel Zelmanoff, property owner, 205 & 212 N Derby Avenue, is sworn in and speaks in favor of the application.

The public portion is closed.

Mr. Manos reviews the C variances for relief for side yard setback-building (left), side yard setback-building (right), side yard setback-porch/decks (left), side yard setback-porch/decks (right) and building height, along with conditions whereas the garage will be filled and any other conditions in Mr. McLarnon's report.

The motion to approve the C variances with conditions was made by Tim Koob and seconded by John Van Duyne. The motion was approved eight in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzelli, Lorraine Sallata, Dan Smith III, Mike Wiesen, Tim Koob, Jessica Stilley and John Van Duyne. Nays; None.

\*\*Daniel and Stacey Zelmanoff – 212 N Derby Avenue, block 157, lot 15 & 15.01, located in the R-7 zoning district seeking C variance relief for front yard setback-building, side yard setback-building (right), side yard setback-deck (right), side yard setback-deck (left), rear yard setback-decks-1<sup>st</sup> floor, rear yard deck height- 1<sup>st</sup> floor, rear yard deck height-2<sup>nd</sup> floor, lot coverage, landscape coverage, landscape coverage-front and possibly others to elevate and existing non-flood compliant home and construct an addition at new elevation. The applicant is represented by Brian Callaghan Esq.

Harry Harper, New Jersey Licensed Architect, 555 New Jersey Avenue, Absecon N.J, is sworn in and his credentials are accepted.

Jon Barnhart, New Jersey Licensed Engineer & Planner, 400 N Dover Avenue, is sworn in and his credentials are accepted.

Mr. Callaghan presents the application, noting the application has been amended.

Mr. Barnhart explains the amended application, noting the shallow lot and that the dwelling will be moved and side yard setbacks will now comply. He also testifies to the height of the first finished floor at 14ft and garage elevation.

Mr. McLarnon suggests raising the 1<sup>st</sup> finished floor to 15ft.

Mr. Barnhart agrees and he explains the variances requested, proposed two curb cuts, parking underneath, existing rear decks and the bulkhead reconstruction.

Mr. Harper describes the proposed layout and overall design.

Mrs. Sallata would like clarification on the two curb cuts.

Mrs. Stilley suggests enclosing the ground level.

Mr. Zelmanoff gives a brief history of the property. He testified the front at ground level will be enclosed; however, the side will remain open and will not be seen from the street.

Mr. Van Duyne questions the location of the kitchen.

The public portion is open and closed with no comment.

Mr. Manos reviews C variances for front yard setback-building, rear yard setback-decks-1<sup>st</sup> floor, rear yard deck height- 1<sup>st</sup> floor, rear yard deck height-2<sup>nd</sup> floor, lot coverage, landscape coverage, landscape coverage-front, two curb cuts, elevation of 1<sup>st</sup> floor will be 15ft, grade for garage will be 5ft, along with any conditions set forth in Mr. McLarnon's report.

The motion to approve C variances was made by John Van Duyne and seconded by Tim Koob. The motion was approved eight in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzzelli, Lorraine Sallata, Dan SmithIII, Mike Wiesen, Tim Koob, Jessica Stilley and John Van Duyne. Nays; None.

Mr. Cooke returns as a voting member.

## 7. New Business

\*\*Fair Share Housing Consistency Review.

Mr. McLarnon explains the City of Ventnor is required to adopt affordable housing ordinances relating to the City's Housing Element and Fair Share Plan.

Motion to adopt the following Resolutions was made by John Van Duyne and seconded by Tim Koob and were unanimously approved.

07-2026 - Consistency Report on Ordinance No. 2026-006, An Ordinance of the City of Ventnor to create Article XXIX of Chapter 102 of the city code entitled "Affordable Housing".

08-2026 – Consistency Report on Ordinance No.2026-08, An Ordinance of the City of Ventnor to create Article XXX of Chapter 102 of the city code entitled "Municipal Housing Liaison".

\*\*The Board appoints a Master Plan Committee - Tim Koob, John Van Duyne, Jay Cooke and Jessica Stilley as Alternate.

\*\*The Board appoints an alternate to the By-Right Subdivision Committee – Mike Wiesen.

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

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

Respectfully submitted,  
Carmella Malfara  
Planning Board Administrator/Secretary



