



CITY OF VENTNOR
COMMISSION MEETING
June 30, 2025
2:00 PM

Join Zoom Meeting
Ventnor City Commission is inviting you to a scheduled Zoom meeting.

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Meeting ID: 899 4127 5011
Passcode: 634947

Dial by your location
• +1 312 626 6799 US (Chicago)
• +1 929 205 6099 US (New York)
• +1 301 715 8592 US (Washington DC) Microsoft Teams

1. Call to Order

2. Flag Salute

3. Roll Call

4. Open Public Meeting Announcement

Pursuant to the Open Public Meetings Act adequate notice of this meeting has been provided. The agenda for this meeting is posted in City Hall and on the City's website, www.ventnorcny.org

5. Live Streaming Announcement

"The City of Ventnor offers live streaming and the option of public comment via remote access as a convenience to the public. In the event remote access is unavailable for any reason beyond the City's control, the city will not pause or stop the live meeting. The City reserves the right to discontinue remote access at the discretion of the City for any future meetings"

6. Resolution

- A. 2025-217 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY AWARDING A CONTRACT FOR SPECIAL PROFESSIONAL SERVICE OF TIFFANY A CUVIELLO, PP, LLC TO PROVIDE THE CITY OF VENTNOR PLANNING SERVICES
- B. 2025-218 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY PETITIONING WITH AN ADOPTED HOUSING ELEMENT AND FAIR SHARE PLAN
- C. 2025-219 A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY REQUESTING REVIEW AND APPROVAL OF A MUNICIPAL AFFORDABLE HOUSING TRUST FUND SPENDING PLAN

7. Public Portion (on any items that have been discussed so far)

The Ventnor City Commission welcomes participation of interested organizations and individuals during workshop/regular, as well as, special meetings. However, in order for the Commission to conduct the business of the City on the most productive manner possible, public comment on specific agenda items, questions comments during the workshop or at the end of regular meetings or during special meeting will be limited to three (3) minutes per person on issues. If you wish to address the Commission, please step up to the microphone at the appropriate time and state your name and address.

8. Adjournment

Lisa H. Hand, RMC City Clerk

CITY OF VENTNOR

RESOLUTION

2025-217

A RESOLUTION OF THE CITY OF VENTNOR, COUNTY OF ATLANTIC, STATE OF NEW JERSEY
AWARDING A CONTRACT FOR SPECIAL PROFESSIONAL SERVICE OF TIFFANY A.
CUVIELLO, PP, LLC TO PROVIDE THE CITY OF VENTNOR PLANNING SERVICES

WHEREAS, the Board of Commissioners of the City of Ventnor has determined it has a need for special professional services of Tiffany A. CuvIELLO, PP, LLC, 7 Equestrian Drive, Galloway, NJ 08205 for assistance to the City of Ventnor with the implementation of Fourth Round Affordable Housing Planning efforts; and

WHEREAS, Tiffany A. CuvIELLO, PP, LLC, 7 Equestrian Drive, Galloway, NJ 08205 submitted a proposal on June 14th, 2025 for Planning Services on a time charged basis as \$150.00 per hour for 2025; and

WHEREAS, the Contract awarded without competitive bidding because it is a Professional Services Contract and is an exception to the Local Public Contracts Law, N.J.S.A. 40:11A-5(l)(a)(i); and

WHEREAS, the Chief Financial Officer has certified to the City Commissioners that there are sufficient funds in an amount not to exceed \$20,000.00

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of the City of Ventnor, County of Atlantic and State of New Jersey as follows:

1. The Mayor is hereby authorized to execute and the City Clerk to attest to a contract in an amount not to exceed \$20,000.00 between the City of Ventnor and Tiffany A CuvIELLO, OO, LLC 7 Equestrian Drive, Galloway, NJ 08205 for the performance of the above noted matter.
2. The contract is awarded without competitive bidding because It is a Professional Services Contract and is an exception to the Local Public Contracts Law N.J.S.A 40:11A-5(l)(a)(i)
3. The contract shall not exceed twelve consecutive months in accordance with N.J.S.A. 40A:11-5

BE IT FURTHER RESOLVED, that a certified copy of this resolution be forwarded to the following:

1. Amy Stover, Chief Financial Officer
2. Tiffany A. CuvIELLO, PP, LLC 7 Equestrian Drive, Galloway NJ 08205

Members of the Board of Commissioners
of the City of Ventnor City, NJ

Mayor H. Timothy Kriebel

Commissioner Lance B. Landgraf

Commissioner Maria Mento

I, **LISA H. HAND**, City Clerk of the **CITY OF VENTNOR CITY**, do hereby certify that the foregoing resolution was duly adopted at a regular meeting of the **Ventnor City Board of Commissioners** held this 30th day of **June, 2025** and in witness whereof I have hereunder set my hand and official seal on this date written.

	Motion	Second	Yes	Nay	Abstain	Absent
Landgraf						
Kriebel						
Mento						

Lisa H. Hand, RMC
City Clerk

CITY OF VENTNOR

RESOLUTION

2025-218

**A Resolution of the City of Ventnor, County of Atlantic, State of New Jersey
Petitioning with an Adopted Housing Element
and Fair Share Plan**

WHEREAS, the Planning Board of the City of Ventnor, Atlantic County, State of New Jersey, adopted the Housing Element of the Master Plan on June 30, 2025; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Housing Element is attached pursuant to N.J.A.C. 5:96-2.2(a)2; and

WHEREAS, the Planning Board adopted the Fair Share Plan on June 30, 2025; and

WHEREAS, a true copy of the resolution of the Planning Board adopting the Fair Share Plan is attached pursuant to N.J.A.C. 5:96-2.2(a)2.

NOW THEREFORE BE IT RESOLVED that the City Commission of the City of Ventnor, Atlantic County, State of New Jersey, hereby endorses the Housing Element and Fair Share Plan as adopted by the City of Ventnor Planning Board; and

BE IT FURTHER RESOLVED that the City Commission of the City of Ventnor, pursuant to the provisions of N.J.S.A. 52:27D-301 et seq. and N.J.A.C. 5:96-3.2(a), submits this petition for substantive certification of the Housing Element and Fair Share Plan to the Department of Community Affairs for review and certification; and

BE IT FURTHER RESOLVED that a list of names and addresses for all owners of sites in the Housing Element and Fair Share Plan has been included with the petition; and

BE IT FURTHER RESOLVED that notice of this petition for substantive certification shall be published in a newspaper of countywide circulation pursuant to N.J.A.C. 5:96-3.5 within seven days of issuance of the notification letter from the Commissioner of the Department of Community Affairs indicating that the submission is complete and that a copy of this resolution, the adopted Housing Element and Fair Share Plan and all supporting documentation shall be made available for public inspection at the City of Ventnor City Clerk's office located at the Ventnor City Municipal Building, 6201 Atlantic Avenue, Ventnor City, N.J. 08406, during the hours of 8:30 AM to 4:30 PM on Monday through Friday (excluding holidays) for a period of 45 days following the date of publication of the legal notice pursuant to N.J.A.C. 5:96-3.5.

Members of the Board of Commissioners
of the City of Ventnor City, NJ

Mayor H. Timothy Kriebel

Commissioner Lance B. Landgraf

Commissioner Maria Mento

I, LISA H. HAND, City Clerk of the CITY OF VENTNOR CITY, do hereby certify that the foregoing resolution was duly adopted at a regular meeting of the Ventnor City Board of Commissioners held this 30th day of June, 2025 and in witness whereof I have hereunder set my hand and official seal on this date written.

	Motion	Second	Yes	Nay	Abstain	Absent
Landgraf						
Kriebel						
Mento						

Lisa H. Hand, RMC
City Clerk

CITY OF VENTNOR

RESOLUTION

2025-219

Resolution of the City of Ventnor, County of Atlantic, State of New Jersey
Requesting Review and
Approval of a Municipal Affordable Housing Trust Fund Spending Plan

WHEREAS, the City of Ventnor, Atlantic County, on January 24, 2025, filed a Complaint for Declaratory Relief, docketed as ATL-L-160-25; and

WHEREAS, By Order entered March 27, 2025, the City of Ventnor's municipal obligations for the Fourth Round present and prospective need were fixed; and

WHEREAS, Ventnor City is seeking approval from the Affordable Housing Dispute Resolution Program for its draft Development Fee Ordinance, Appendix F to the draft Housing Element; and

WHEREAS, the draft Development Fee Ordinance establishes an Affordable Housing Trust Fund for the deposit of various funds as identified in the Ordinance, including development fees from non-residential developers pursuant to the Statewide Non-residential Development Fee Act, N.J.S.A. 40:55D-8.1 et. seq.; and

WHEREAS, N.J.S.A. 52:27D-329.2 requires a municipality seeking compliance certification to adopt a Spending Plan prior to spending any of the funds in its Affordable Housing Trust Fund or collecting any new funds; and

WHEREAS, N.J.A.C. 5:93-5.1 (and proposed but not yet adopted N.J.A.C. 5:99-2.1 to 5:99-2.8) sets forth requirements for a Spending Plan; and

WHEREAS, the City of Ventnor has prepared a draft Spending Plan consistent with N.J.S.A. 52:27D-329.2, N.J.A.C. 5:93-5.1 and proposed N.J.A.C. 5:99-2.1 through 5:99-2.8.

NOW THEREFORE BE IT RESOLVED that the City Commission of Ventnor City, Atlantic County requests that the Affordable Housing Dispute Resolution Program review and approve the City of Ventnor's draft Spending Plan as attached hereto as Exhibit A.

Members of the Board of Commissioners
of the City of Ventnor City, NJ

Mayor H. Timothy Kriebel

Commissioner Lance B. Landgraf

Commissioner Maria Mento

I, LISA H. HAND, City Clerk of the CITY OF VENTNOR CITY, do hereby certify that the foregoing resolution was duly adopted at a regular meeting of the Ventnor City Board of Commissioners held this 30th day of June, 2025 and in witness whereof I have hereunder set my hand and official seal on this date written.

	Motion	Second	Yes	Nay	Abstain	Absent
Landgraf						
Kriebel						
Mento						

 Lisa H. Hand, RMC
 City Clerk