

Ventnor City Planning Board
Special Meeting
Minutes
August 6, 2026, 6:30pm
400 N Lafayette Avenue, Ventnor City N.J 08406

Chairman Cooke called the meeting to order at 6:46pm.

1. Flag Salute

2. Roll Call

Present

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

Absent

Lorraine Sallata
Jessica Stilley

Professionals

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

3. Statement of Compliance

Mr. Cooke announced that the meeting was being held in accordance with due public notice thereof and pursuant to the New Jersey State "Sunshine Notice", which governs all public meetings.

4. New Business

NOTICE OF PUBLIC HEARING OF THE CITY OF VENTNOR PLANNING BOARD TO CONSIDER FOR ADOPTION THE 2026 MASTER PLAN REEXAMINATION REPORT OF THE CITY OF VENTNOR, WHICH IF ADOPTED WILL BECOME AN AMENDMENT TO THE CITY OF VENTNOR MASTER PLAN.

Mr. Cooke gives a brief introduction to tonight's proceedings. He explains that there will be no adoption of the Master Plan at this meeting. This is solely a discussion and may be changed based upon public participation and further Board discussion.

Jim Rutala, New Jersey Licensed Professional Planner, Rutala Associates LLC, 717 River Dr., Linwood N.J, is sworn in and his credentials are accepted.

Roger McLarnon, Board Engineer and Planner is sworn in.

Mr. Rutala gives a PowerPoint presentation outlining in detail the Master Plan Reexamination Report City of Ventnor.

The public portion is open

Catherine Van Duyne property owner, 422 N Essex Ave, is sworn in and asks questions regarding evacuation plan for the city.

Nicholas Moore, property owner 117 N Richards Ave, is sworn in and states concerns regarding parking, parking spaces, and heavy traffic in the area.

Lee Widman, property owner, 4800 Boardwalk #1707, is sworn in and states concerns regarding the demolition of single-family homes and new construction of two-family homes, density, parking and the strain on our water and sewer system.

Richard Gober, property owner, 26 N Hillside Avenue, is sworn in and speaks regarding multi family home, density and parking.

Tim Kreischer, property owner, 117 N Somerset Ave, is sworn in and has many concerns regarding the Master Plan draft. He offers suggestions and recommendations that should be addressed before the adoption of the Master Plan.

Robert Curley, Property owner, 1 N Nashville Ave, is sworn in and has questions regarding tax abatement, height requirements and new construction.

Steve, questioned the number of people who have flood insurance.

The public portion is closed.

Mayor Kriebel gives an explanation regarding tax abatement.

Commissioner Landgraf reiterates that this is just an update to the Master Plan which is required to happen every 10 years.

Mr. Manos informs the Board as well as the public that the next Master Plan meeting is scheduled for August 24, 2026, however that date could possibly be changed. He also states if the date changes it will be posted on the Ventnor City website and on the Ventnor City social media page.

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

Full audio, video recording and transcripts can be found on the Ventnor City website.

Respectfully submitted,
Carmella Malfara
Planning Board Administrator