

Ventnor City Planning Board
Minutes
June 10, 2026, 6:30pm
6201 Atlantic Ave, 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
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett
Jessica Stilley
John Van Duyne

Absent

Commissioner Landgraf
Lorraine Sallata

Professionals

Roger McLarnon, Board Engineer and Professional 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.

4. Minutes

The motion to adopt May 13, 2026, minutes was made by Peter Tocco and seconded by John Van Duyne and was unanimously approved.

5. Resolutions

Motion to approve the following resolution was made by Tim Koob and seconded by Peter Tocco and was unanimously approved.

P – 16 – 2026 – 120 n Sacramento Ave, Daninis Basens.

6. Applications

****Samuel & Randi Alvarado – 6901 Winchester Ave, 180, lot 1, located in the R-7 zoning district seeking C variances relief for lot size, lot width, setback to garage doors, curb cut width for parking below and possibly others to demolish and construct a new two-family dwelling. This application is a continuation from April 27, 2026, Planning Board hearing. The applicant is represented by Michael Lario Esq.**

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

Mr. Manos Board Solicitor informs the Board that this application is a continuation of the April 27, 2026, Planning Board meeting. He also informs the Board that Mr. Koob was not present on April 27, 2026, and cannot participate.

Mr. Lario gives a brief recap of the application. He discusses the changes to the overall design and storage area.

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

Randi Alvarado, property owner, 6901 Winchester Ave, is sworn in.

Mr. Bechtold testified regarding the overall scale and design of the proposed dwelling. Mr. Bechtold details the variances requested as well as the changes made to the application.

Mr. McLarnon asked if the windows would slide open.

Mr. Wiesen inquires as to the materials being used for the exterior of the dwelling.

The public portion is open and closed with no public comment.

Mr. McLarnon asked questions regarding the roof drainage and would like to see it on the site plan.

Mr. Manos framed the motion, summarizing the requested variances and conditions of approval.

The motion to approve requested C variances along with conditions was made by Mike Wiesen and seconded by Joe Iannuzzelli. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzzelli, Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill, Wendy Bartlett and Jessica Stilley. Nays; None.

**11 S Oakland, LLC – 17 S Oakland Ave, block 49, lot 7, located in the R-7 zoning district seeking a Certificate of Non-Conformity, to legalize a two-family dwelling in a single-family zoning district. The applicant is represented by Brian Callaghan Esq.

Adrian Rubin, property owner, 17 S Oakland Ave is sworn in.

Mr. Callaghan presents the application along with the deed, property record card evidencing 2 units, prior land uses showing 2 units, certificate of occupancy for 2 units and rental licenses.

The public portion is open.

Charlie, 25 S Nashville Ave, is sworn in and asked for clarification regarding the meaning of “Certificate of Non-Conformity”

Mr. Manos explains the meaning of “Certificate of Non-Conformity”.

The public portion is closed.

Mr. Manos framed the motion to grant a Certificate of Non-Conformity.

Motion to grant the a Certificate of Non-Conformity was made by Dan Smith III and seconded by Peter Tocco. The motion was approved nine in the affirmative and zero in the negative. Ayes; Mayor Kriebel, Joe Iannuzzelli, Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill and Wendy Bartlett. Nays; None.

7. New Business

An informal Master Plan Presentation was given by Jim Rutala.

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

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

