

Ventnor City Planning Board
Minutes
July 8, 2026, 6:30pm
6201 Atlantic Ave, Ventnor, N.J 08406

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

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel
Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Wendy Bartlett

Absent

Greer Gaskill
Jessica Stilley
John Van Duyne

Professionals

Roger McLarnon, Board Engineer & Professional Planner
Leo Manos Esq., Board Solicitor
Carmella Malfara, Board Administrator/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 June 10, 2026, minutes was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved, except for Commissioner Landgraf and Wendy Bartlett who had to abstain.

5. Resolutions

The motion to approve the following resolutions was made by Peter Tocco and seconded by Tim Koob and was unanimously approved, except for Commissioner Landgraf and Wendy Bartlett who had to abstain.

P – 17 – 2026 – 6901 Winchester Ave, Samuel & Randi Alvarado.

P – 18 – 2026 – 17 S Weymouth Ave, 11 S Oakland, LLC.

6. Applications

Mr. Manos makes an announcement regarding the application for 10-12 N Washington Ave. He informs the Board that the application is being revised and postponed until July 27, 2026, Planning Board meeting. That applicant will renote and advertise.

Mr. Manos states the application for 103-105 N Fredericksburg Ave is a By-Right Subdivision and met with the By-Right Subdivision Committee and was approved.

Lorraine Sallata recuses herself from the application of 27 S Weymouth Ave, due to being within 200ft of the property.

****House to Home Real Estate Group LLC, - 27 S Weymouth Ave, block 53, lot 3, located in the RR-2 zoning district seeking C variance relief for lot area, lot width, front yard setback – building Weymouth Ave, front yard setback – building Frankfort Ave, front yard setback – decks Weymouth Ave, front yard setback – Frankfort Ave, front yard setback – 3rd floor decks Weymouth Ave, front yard setback – Frankfort Ave, to construct a new flood compliant two family dwelling. The applicant is represented by Brian Callaghan Esq.**

John Obelenus, New Jersey Licensed Architect, 108 S. Montpelier Ave, Atlantic City, N.J is sworn in and his credentials are accepted.

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

Mr. Callaghan, on behalf of the applicant, presents the application. He testified that the property has secured a Certificate of Non-Conformity in 1998.

Jon Barnhart described the project and the variances requested. He testified regarding the existing conditions and the planning justification.

Mr. Cooke asked for the location of the storage area. He questioned whether it will be large enough and recommended making it larger.

Mr. Obelenus addresses the location and size of the storage area.

Mr. Callaghan states that storage will be addressed in the compliance plans.

Mr. McLarnon is sworn in and questioned what mechanicals are located on the first floor.

Mr. Obelenus states that the air handler will be relocated to the attic to create extra storage on the first floor.

Mr. Koob asked how many bedrooms are in each unit; Mr. Obelenus responded that each unit has 4 bedrooms.

Mr. Cooke asked what the square footage of each unit is. Mr. Obelenus responded each unit is 1800sq feet. Mr. Cooke also recommends adding an irrigation system to the landscape.

Public portion is open and closed with no public comment.

Commissioner Landgraf questions the need for two curb cuts. He recommends one 20ft curb cut.

Ms. Bartlett would like to see the front elevation.

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

The motion to grant C variances and conditions was made by Peter Tocco and seconded by Joe Iannuzzelli. The motion was 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, Tim Koob and Wendy Bartlett. Nays; None.

7. Other Business

Brian Callaghan has a brief discussion with the Board regarding the pros and cons of fee simple townhomes and condominiums.

There being no further business, motion to adjourn was made by Commissioner Landgraf and seconded by Peter Tocco and was unanimously approved.

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary

