

Ventnor City Planning Board
Minutes
July 27, 2026, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

Vice Chairman Wiesen called the meeting to order at 6:30pm.

1. Flag Salute
2. Roll Call

Present

Commissioner Landgraf
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett
Jessica Stilley
John Van Duyne

Absent

Mayor Kriebel
Joe Iannuzzelli
Jay Cooke
Lorraine Sallata

Professionals

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

3. Statement of Compliance

Mr. Wiesen 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 July 8, 2026, minutes was by Dan Smith III and seconded by Peter Tocco and was unanimously approved, except for Greer Gaskill and Jessica Stilley who had to abstain.

5. Resolutions

The motion to approve the following resolution was made by Tim Koob and seconded by John Van Duyne and was unanimously approved, except for Greer Gaskill and Jessica Stilley who had to abstain.

6. Applications

Mr. Manos Board solicitor announced that the applications of 6415 Monmouth Avenue and 10-12 N Washington Avenue have been postponed until August 24, 2026, Planning Board hearing. The applicants are not required to renote or advertise.

** Bogdan Milczanowski – 6223 Monmouth Avenue, block 164, lot 4, located in the R-7 zoning district seeking C variance relief for front yard setback-Monmouth Ave, front yard setback-Sacramento, front yard setback deck-Sacramento Ave, side yard setback- right, rear yard setback, rear yard setback-2nd floor deck, parking and possibly others to abandon the existing commercial space on the ground floor and renovate plus add a seconded floor above the only habitable floor.

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

Gary Mednick, New Jersey Licensed Architect, 525 Tilton Rd Northfield N.J 08225, is sworn in and his credentials are accepted. Mr. Mednick testified regarding the overall design, including setbacks, flood related conditions, parking and the general layout of the proposed addition.

Mr. McLarnon provided his report, noting the existing dwelling is currently zoned for mixed use and if approved will become single-family. Mr. McLarnon would like clarification of the 1st-floor elevation.

Mr. Mednick replied 1st floor elevation is 14.8.

Mr. McLarnon questions if there is any plumbing in the ground level. He states that a non-conversion agreement is required at the end of construction.

The public portion is open.

Ms. McGinty, property owner, 6301 Monmouth Ave, is sworn in and states her concerns with parking and the location of the dumpster during construction.

The public portion is closed.

Mr. Smith III suggests adding a car port.

Commissioner Landgraf suggests a parking space under the deck area.

Mr. Milczanowski is sworn in.

Mr. Mednick on behalf of the applicant agrees to add parking.

Mrs. Stilley questions the exterior materials to be used and suggests stack stone.

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

The motion to approve requested C variances along with conditions was made by Peter Tocco and seconded by Mike Wiesen. The motion was approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, Greer Gaskill, Wendy Bartlett, Jessica Stilley and John Van Duyne. Nays; None.

7. New Business

None

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

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator

