

Ventnor City Planning Board
Minutes
August 24, 2026, 6:30pm
6201 Atlantic Ave, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:34pm.

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Lorraine Sallata
Dan Smith III
Mike Wiesen
Peter Tocco
Greer Gaskill
Wendy Bartlett
Jessica Stilley
John Van Duyne

Absent

Mayor Kriebel
Tim Koob

Professionals

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

3. Statement of Compliance

Chairman 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. He also advised the Board on the intent of the meeting and the procedures which to follow.

4. Minutes

A motion to adopt August 12, 2026, minutes was made by Peter Tocco and seconded by John Van Duyne and was unanimously approved, except for Commissioner Landgraf, Joe Iannuzzelli, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob, Wendy Bartlett and Jessica Stilley who had to abstain.

5. Resolutions – None

6. Applications

** Stephen and Lara Bruneau – 6415 Monmouth Avenue, block 170, lot 7, located in the R-7 zoning district seeking C variance relief for side yard setback-left, side yard setback-right, building coverage, third floor deck and possible others to others to renovate an existing attached single-family dwelling by abandoning the ground floor as habitable space and adding a one and a half stories above the existing second floor. The applicant is represented by Eric Goldstein Esq.

Stephen Bruneau, property owner, 6415 Monmouth Avenue, is sworn in.

Tom Baglivo, New Jersey Licensed Architect, 472 Norristown Rd, Plymouth Meeting PA, is sworn in and his credentials are accepted.

Eric Goldstein, attorney on behalf of the applicant, described the project and the conditions of the existing dwelling noting that the property has a zero-lot line and shared property line with 6417 Monmouth Avenue and will have no impact on the home next to it.

Mr. Baglivo testified regarding the overall design, including setbacks, flood-related considerations, parking, decks, general layout and addressed the buildings overall massing.

Mr. Cooke asked questions regarding the number of bedrooms.

Mr. Tocco questioned if the house was being demolished.

Mr. Baglivo responded no that it is considered an interior raise.

Mr. McLarnon, Board Engineer, is sworn in and questions if the existing ground walls will remain.

Mr. Goldstein asks Mr. Baglivo to explain water runoff.

Mr. Bruneau, property owner, gives a brief history of the property and the need for the interior lift as well as parking underneath the dwelling, He also makes comments regarding flooding in the area.

Mr. Van Duyne would like clarification regarding water runoff.

Mr. Baglivo responds that roof gutters, wall gutters with downspouts will be directed to the front of the property.

Commissioner Landgraf questions whether the den is actually a bedroom due to the fact it has a closet. He also questions the location of the driveway on Sunset Ave and states the front landscape must remain.

Mr. Cooke asked questions regarding the rear deck dimensions.

Mr. McLarnon would like to see the front façade facing Monmouth Avenue.

Mr. Baglivo enters on to the record exhibit A-2, front façade.

Commissioner Landgraf is not in favor of the deck size. He explains that by reducing the deck by 9ft the variance is eliminated.

Mr. Bruneau would like the deck to remain as proposed.

The public portion is open.

Patricia Lind, property owner, 6417 Monmouth Ave, is sworn and gives a brief history of her property which is attached and states her concerns regarding damage to her property, foundation, interior walls, height, water runoff, symmetry, roof structure and privacy and deck size.

Mr. Goldstein, after a discussion with the homeowner proposes two votes, first vote for the 3rd floor deck which is not in the building envelope and second for C variances.

Mr. Manos framed the motion, summarizing the requested variance and conditions for the deck only.

The motion to approve was made by Dan Smith III and seconded by Mike Wiesen.

The motion was denied, nine in the negative and zero in the affirmative. Nays; Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Greer Gaskill and Wendy Bartlett. Ayes; None.

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

The motion to approve was made by Mike Wiesen and seconded by Dan Smith III. The motion was approved six in the affirmative and three in the negative. Ayes; Commissioner Landgraf, Joey Iannuzzelli, Jay Cooke, Dan Smith III, Mike Wiesen and Peter Tocco. Nays; Lorraine Sallata, Greer Gaskill and Wendy Bartlett.

Commissioner Landgraf recuses himself from the following application.

****10 N Washington Avenue LLC – 10-12 N Washinton Avenue, block 135, lots 27&28,** located in the R-7 zoning district seeking C variances for front yard setback-building (lot 27), front yard setback-building (lot 28), front yard setback-2nd fl deck (lot 27), front yard setback-2nd fl deck (lot 28), front yard setback-3rd fl (lot 27), front yard setback-3rd fl deck (lot 28), rear yard setback- building (lot 27), rear yard setback-building (lot 28), building height (lot 27), building height (28), along with D “USE” variance for expansion of a non-conforming use and possibly others to renovate two existing attached single-family dwelling which straddle lots 27 and 28 and have a common wall. The applicant is represented by Eric Goldstein.

Mr. Goldstein, attorney on behalf of the applicant, described the project and the property.

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

Daniel Mascione, New Jersey Licensed architect, 1409 New Rd, Northfield N.J, is sworn in and his credentials are accepted.

Mr. Mascione, testified regarding the overall design. He described the existing and proposed conditions, including the expansion of non-conforming Use, the addition of the 2nd and 3rd floor decks.

Mr. Barnhart testified regarding the existing conditions and planning justification. He also testified that it is a vertical expansion and will be under 50 percent. He explains the variances requested and believes there is no negative impact regarding height.

Mr. Tocco questions if the parking spaces are compliant. Mr. Barnhart indicated it is existing non-conforming.

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

Mr. Cooke questioned whether an additional bedroom is being added.

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

The motion to approve was made by Peter Tocco and seconded by John Van Duyne and was approved five in the affirmative and two in the negative. Ayes; Joey Iannuzzelli, Jay Cooke, Dan Smith III, Mike Wiesen, and Greer Gaskill. Nays; Lorraine Sallata and Peter Tocco.

There being no further business, the motion to adjourn was made by Greer Gaskill and 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

