

Ventnor City Planning Board
Minutes
September 9, 2026, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

1. Flag Salute

2. Roll Call

Present

Commissioner Landgraf

Joe Iannuzzelli

Jay Cooke

Lorraine Sallata

Dan Smith III

Mike Wiesen

Peter Tocco

Tim Koob

Greer Gaskill

Wendy Bartlett

John Van Duyne

Absent

Mayor Kriebel

Jessica Stilley

Professionals

Roger McLarnon, Board Engineer and Professional Planner

Leo Manos, Board Solicitor

Carmella Malfara, Board Administrator

3. Statement of Compliance

4. Minutes

The motion to adopt August 24, 2026, minutes was made by Dan Smith III and seconded by Commissioner Landgraf and was unanimously approved, except for Tim Koob who had to abstain.

5. Resolutions

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

P-21-2026 – 6415 Monmouth Ave – Stephen & Lara Bruneau.

P- 22- 2026 – 10-12 N Washington Ave – 10 N Washington LLC.

6. Applications

** Emine G Gurk – 5900 Atlantic Avenue, block 18, lot 6, located in the R-1 zoning district seeking C variance for rear yard setback, lot coverage, parking space size and possible others to maintain a previously constructed 6-foot-tall solid masonry wall that encroaches into the parking spaces, and an accessory structure inside the wall with a roof that encroaches into the side the side yard setback.

F.S Gurk, attorney and property owner, 5900 Atlantic Ave, is sworn in and gives a brief history of the property, noting the previous renovations that have been made to the property. Mr. Gurk entered into the record Exhibit A, photos of the garage that had been demolished. He explains that the masonry wall was intended as an architectural element to model the main house with the same green terracotta roof tiles. He also talks about the parking space size and the additional landscape.

Roger McLarnon, Board Engineer and Planner is sworn in and reads his review dated September 8, 2026. Mr. McLarnon reviews the variances; states the accessory structure should have been pushed back a couple of feet. He questions the number of existing bedrooms and states that the pool and havc equipment are not permitted in the front yard and as a condition of approval a buffer should be added.

Mr. Wiesen would like clarification on the number of bedrooms, noting a past listing states five bedrooms.

Mayor Kriebel asks if the fence was replaced by the masonry wall.

Commissioner Landgraf questions whether the home has gutters and where they drain.

Mrs. Sallata suggests removing concrete to reduce lot coverage.

The public portion opened and closed with no public comment.

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

The motion to approve C variances was made by Peter Tocco and seconded by Dan Smith III and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Joe Iacnuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, and Greer Gaskill. Nays; None.

****Michael Salamone** – 102 N Suffolk Ave, block 152, lot 18, located in the R-4 zoning district seeking C variance relief side yard setback-left, side yard setback-right, side yard setback -deck-left and possible others to elevate an existing split-level single-family home. The structure is also proposed to include an addition. The applicant is represented by Paul Stanton Esq.

Micheal Salamone, property owner, 102 N Suffolk Ave, is sworn in.

James McAfee, New Jersey Licensed Architect, 105 Roosevelt Blvd, Marmora N.J, is sworn in and his credentials are accepted.

John Halbruner, New Jersey Licensed Engineer, 4 Clermont Dr, Clermont N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review dated September 4, 2026. Mr. McLarnon states that the applicant has applied for a FEMA grant to elevate the home.

Mr. Stanton, attorney on behalf of the applicant, described the proposal and the property, noting the proposed height meets the requirement.

Mr. Salamone gives a brief history of the property. He discusses the FEMA grant and explains that he needs Board approval to receive the grant.

Mr. McAfee testified regarding overall design of the proposed dwelling. He discusses the existing and proposed layout, storage, garage parking as well as the proposed addition, decks and the new location of the stairs.

Mr. Stanton asks if the landscape waiver was approved. Mr. McLarnon states yes, if the landscape requirements comply.

Mr. Cooke asks how many parking spaces are in the garage.

The public portion opens.

Daryl Chernoff, property owner 104 N Suffolk Ave, is sworn in and speaks in favor of the application.

The public portion is closed.

Mr. Smith III asks questions regarding landscape.

Mr. Halbruner testifies that landscape will comply and the homeowner will preserve the existing tree.

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

The motion to approve the C variances and conditions was made by Mike Wiesen and seconded by Greer Gaskill and was unanimously approved nine in the affirmative and zero in the negative. Ayes; Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Lorraine Sallata, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob, and Greer Gaskill. Nays; None.

