Ventnor City Planning Board
Minutes
September 28, 2026, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

This meeting was held in person and remote access for the Master Plan only.

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

1. Flag Salute
2. Roll Call

Present	Absent
Mayor Kriebel	Joe Iannuzzelli
Commissioner Landgraf	Mike Wiesen
Jay Cooke	Wendy Bartlett
Lorraine Sallata	john Van Duyne
Dan smith III	
Peter Tocco	
Tim Koob	
Greer Gaskill	
Jessica Stilley	

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

3. Statement of Compliance

4. Minutes
   A motion to adopt September 9, 2026, minutes was made by Dan Smith III and seconded by Lorraine Sallata and was unanimously approved.

5. Resolutions
   A motion to approve the following resolutions was made by Lorraine Sallata and seconded by Peter Tocco and was unanimously approved.
   P – 23 – 2026 – 5900 Atlantic Avenue – Emine G Gurk.
   P – 24 – 2026 – 102 N Suffolk Avenue – Michael Salamone.

Chairman Cooke makes an announcement regarding a change in the order of the meeting. He informs the Board and the public that the Master Plan presentation will be first and applications will follow.

Mr. Manos Esq., Board Attorney, makes an announcement stating zoom is available for the Master Plan Presentation only and if anyone would like to make comment on the applications that follow, they will have to appear in person at City Hall.

6. Other Business

Jim Rutala, New Jersey licensed Professional Planner, Rutala Associates, Linwood N.J, gives a power point presentation regarding the Reexamination of Ventnor's Master Plan.

Commissioner Landgraf commented positively on the revision Made to Mr. Rutala's report.

The public portion is open.

Thomas Schneiders, property owner, 226 N Princeton Ave, is sworn in and talks about flooding in the area and would like to see new drains throughout the city.

Tim Kreischer, property owner, 117 N Somerset Ave, is sworn in and states his concerns with the revised Master Plan report. He states he made several suggestions at a prior meeting regarding the Reexamination of the Master Plan, although a few suggestions were implemented, however, not all suggestions were incorporated in that report.

Joshua Reisman, property owner, 200 N Princeton Ave, is sworn in and asks questions regarding the Master plan.

Mr. Cooke explains the municipality's Master Plan provides the basis of land use decisions and must be consistent with the zoning laws and redevelopment plans and that it is required to be updated every ten years.

The public portion is closed.

Commissioner Landgraf recommends postponing the adoption of the Master Plan to make any necessary changes.

This portion of the meeting is closed.

7. Applications

**Evan and Lisa Lee – 101 n Richards Avenue, block 176, lot 1, located in the R-4 zoning district seeking C variance relief, front yard setback -deck ground floor, front yard setback- 1st floor deck, side yard setback-principal structure and deck (right), curb cuts length and possibly others to elevate an existing single family dwelling and add parking at grade. The applicant is represented by Christopher Baylinson Esq.

Daniel Mascione, New Jersey Licensed Architect, 1409 New Road, Linwood N.J, is sworn in and his credentials are accepted.

Roger McLarnon, Board Engineer and Planner, is sworn in and reads his review. He informs the Board that the USE variance has been eliminated.

Mr. Baylinson, attorney on behalf of the applicant, testified that the property is a single-family dwelling and discusses the proposed house raise, new decks and curb cuts.

Mr. Mascione testified regarding the overall design, including variances, flood-related considerations, landscaping, proposed decks and parking.

Mrs. Stilly asked questions regarding side yard setback/ exterior stairs. Mrs. Stilley suggests removing the stairs which would eliminate the side yard setback.

Mr. Mascione testified the stairs have minimal impact on the overall design.

Mr. Baylinson asks Mr. Mascione to confirm that by granting the variances requested, it would not have a negative impact on the neighbor's or Ventnor's zoning ordinance.

Mr. Tocco asked questions and stated his concerns regarding the exterior stairs. He suggests removing the portion that accesses the third floor.

Mr. Baylinson would like to amend the application by removing the exterior stairs to the third floor only.

The public portion is opened and closed without public comment.

Mr. Smith III questioned if the three trees were being removed.
Mr. Baylinson responded that the two trees on Winchester Avenue must be removed to add a driveway; however, one tree will be replaced in a different location.

Mr. McLarnon recommends widening the curb cut to 20ft.

Mr. Baylinson agrees.

Mayor Kriebel asked what types of trees are being removed.

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

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

Mayor Krieble and Commissioner Landgraf recuse themselves from the following application.

Daniel and Kelly Morgan – 114 N Troy Ave, block 176, lot 23, located in the R-4 zoning district seeking C variance relief for side yard setback-principal structure & decks, left, side yard setback-principal structure & decks, right, building height, third floor deck and possibly others to convert the attic living space to a full story on an existing duplex. The applicant is represented by James Swift Esq.

Chris Halliday, New Jersey Licensed Architect, 728 West Ave, Ocean City N.J, is sworn in and his credentials are accepted.

Mr. McLarnon reads his review, noting that a Certificate of Non-Conformity has been produced, and the height variance has been eliminated.

Mr. Swift, attorney on behalf of the applicant, described the proposal and the relief being sought. Mr. swift enters into the record exhibit A1 photos of neighboring properties.

Mr. Halliday described the existing and proposed conditions, including the third-floor expansion. He also notes landscape will be added to the front and rear of the property.

Mr. Smith III inquires as to the layout of the first-floor apartment.

Kelly and Daniel Morgan, property owners, are sworn in.

Mrs. Morgan responds the first-floor apartment has two bedrooms and one bathroom.

Mr. Cooke questioned if an elevator will be installed.

Mr. Tocco asks what the current elevation is.

Public portion is open.

Nicholas Moore, property owner, 117 N Richards Ave, is sworn in and speaks in favor of the application.

Roy Egrie, property owner, 115 N Troy Ave, is sworn in and speaks in favor of the application.

Alicia Gonzalez, property owner, 104 N Troy Ave, is sworn in and is in favor of the application.

The public portion is closed.

Mr. McLarnon recommends adding planter beds to the front of the house.

Mr. Manos framed a motion, summarizing the requested variances with conditions.

The motion to approve C variances was made by Dan Smith III and seconded by Greer Gaskill and was unanimously approved seven in the affirmative and zero in the negative. Ayes; Jay Cooke, Lorraine Sallata, Dan Smith III, Peter Tocco, Tim Koob, Greer Gaskill and Jessica Stilley. Nays; None.

Mayor Kriebel and Commissioner Landgraf return as voting members.

**House to Home Real Estate Group LLC, - 7 N Weymouth Ave, block 9, lot 2 located in the RR-2 zoning district seeking C variance relief for lot area (2 family), lot width (2 family), front yard setback – building/Weymouth, front yard setback – building/ Weymouth, front yard setbacks – decks/Weymouth, front yard setback – decks/ Frankfort, front yard setback – 3rd floor deck/ Weymouth , front yard setback – 3rd floor deck/Frankfort and possibly others to demolish an existing two-family dwelling and construct a new two-family dwelling unit within the RR-2 zoning district which is part of the original Northeast Ventnor Redevelopment Plan from 2001. The applicant is represented by Brian Callaghan Esq.

Jon Barnhart, New Jersey Licensed Engineer and Planner, 11 S Iowa Avenue, Atlantic City N.J, is sworn in and his credentials are accepted.

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

Mr. McLarnon reads his review, noting that a Certificate of Non-Conformity was issued by the Zoning Board in 2002.

Mr. Callaghan, attorney, on behalf of the applicant, described the proposal and noted that the mechanicals will be relocated.

Mr. Barnhart described the conditions of the site, what exists and what is proposed. He explains the variances requested, noting flood compliant related considerations and planning justification.

Mr. McLarnon asked the size of the curb cut. He suggested adding a 20 ft curb cut.

Mr. Obelenus testified regarding the overall design, noting the deck falls within the building envelope.

Mr. Callaghan asks Mr. Obelenus to confirm the location of the mechanical equipment and storage.

Mr. McLarnon states the side elevation needs correction.

The public portion opened and closed without comment.

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

Commissioner Landgraf states the applicant will need a revokable license for one parking space. He would like that to be a condition of approval.

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

There being no further business, a motion to adjourn was made by Dan Smith III and seconded by Commissioner Landgraf and was unanimously approved.

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

Respectfully submitted,
Carmella Malfara
Planning Board Administrator/Secretary