

Ventnor City Planning Board
Minutes
October 14, 2026, 6:30pm
6201 Atlantic Avenue, Ventnor N.J 08406

Chairman Cooke called the meeting to order at 6:33pm.

1. Flag Salute

2. Roll Call

Present

Mayor Kriebel
Commissioner Landgraf
Joe Iannuzzelli
Jay Cooke
Dan Smith III
Mike Wiesen
Peter Tocco
Tim Koob
Greer Gaskill
Wendy Bartlett
Jessica Stilley
John Van Duyne

Absent

Lorraine Sallata
Jessica Stilley

Professionals

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

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 October 14, 2026, minutes was made by Dan Smith III and seconded by Peter Tocco. The motion was unanimously approved, except for Mike Wiesen who had to abstain.

5. Resolutions

The motion to approve the following resolutions was made by Tim Koob and seconded by Greer Gaskill and was unanimously approved, except for Mike Wiesen who had to abstain.

P – 25 – 2026 – 101 N Richards Avenue – Evan and Lisa Lee.

P – 26 – 2026 – 114 N Troy Avenue – Daniel and Keely Morgan.

P – 27 – 2026 – 7 N Weymouth Avenue – House to Home Real Estate Group, LLC.

6. Application

** 21 S Marion LLC, - 21 S Marion Avenue, block 47, lot 5, located in the R-1 zoning district seeking C variance relief for front yard setback-3rd floor deck and possible others to construct a third-floor deck to match up with the first and second floor decks. The applicant is represented by Brian Callaghan Esq.

Roger McLarnon, Board Engineer and Planner is sworn in.

Craig Dothe New Jersey Licensed Architect is sworn in and his credentials are accepted.

Mr. McLarnon gives the definition of a third-floor deck, noting that the third-floor deck cannot extend past the front of the house and must be set back.

Mr. Callaghan, attorney, on behalf of the applicant described the project and the relief being requested.

Mr. Dothe testified to the overall design, including setbacks, water runoff, gutters and downspouts. He also testified that by moving the railings forward 5ft all three decks will line up with one another.

Mr. Callaghan asks Mr. Dothe to confirm there will not be a roof over the third-floor deck. Mr. Dothe also confirms that by granting the variances requested, it would not have a negative impact on the neighbor's Ventnor's zoning ordinance.

Mr. Cooke asks what the distance is from the deck to the front and side yard setbacks. He also asks how many parking spaces are proposed.

The public portion opens.

Robert Primus, property owner, 17 S Marion Avenue, is sworn in and states his concerns regarding three decks and the distance of the patio to the front yard setback.

Mr. Manos explains that the variance is not for three decks. It is just for the third-floor deck, which is not within the building envelope of the principal structure.

The public portion is closed.

Commissioner Landgraf would like to add as a condition of approval that a roof will not be placed over the third-floor deck.

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

The motion to approve C variance with conditions 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; Mayor Kriebel, Commissioner Landgraf, Joe Iannuzzelli, Jay Cooke, Dan Smith III, Mike Wiesen, Peter Tocco, Tim Koob and Greer Gaskill. Nays; None.

There being no further business, a 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/Seretary